

TITLE REPORT

"DIVYAM APARTMENTS"

**PLOT NO. 133, PANDE LAYOUT,
KHAMLA, NAGPUR.**



Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building
no. 04, Priyadarshini Colony,
behind RTO, Amravati Road,
Nagpur - 440001.

Mobile: - 8381033335.

FORMAT- A
(Circular No. :-28/2021)

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 133, City Survey No. 2098/203 and Sheet No. 40, Situated at Pande layout, Khamla, Nagpur, Tahsil and District - NAGPUR. (hereinafter referred as the said plot " ").

1) I have investigated the title of the said plot on the request , (1) SHRI. SWAPNIL S/o LATE SHRI. ASHOK BHANDARKAR, Aged 40 Years, Occupation - Service, PAN AJZPB4625N & AADHAR UID 8932 0401 7499, Mobile No. 9545511266, Resident of G-1(001), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(2-A) MRS. ARCHANA W/o ANOOPSINGH PARIHAR, Aged 68 Years, Occupation - Business, PAN ABJPP0765H & AADHAR UID 2576 5947 9106, Mobile No. 9325385131, Residents of G-3(003) & S-



1(201), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(2-B) SHRI. ABHIJIT S/o ANOOPSINGH PARIHAR, Aged 43 Years, Occupation – Advocate, PAN ASKPP5692F, AADHAR UID 6703 3824 3689, Mobile No. 9284662790, Both Residents of G-2(002), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR,

(2-C) MRS. ABHILASHA W/o SACHINSINGH DUBE, Aged 42 Years, Occupation – Housewife, PAN ASKPP5691G AADHAR UID 6303 6461 4671, Resident of Flat No. 204, Building H-6, Gulmohar, C.H.S. Limited, Pratiksha Nagar, Mumbai-400022;

(3) MRS. ARCHANA W/o ANOOPSINGH PARIHAR, Aged 68 Years, Occupation – Business, PAN ABJPP0765H & AADHAR UID 2576 5947 9106, Mobile No. 9325385131, Residents of G-3(003) & S-1(201), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(4) SHRI. MORESHWAR S/o DATTATRAYA BENDARKAR, Aged 56 Years, Occupation – Service, PAN AUUPB3886D & AADHAR UID 6733 8970 8797, Mobile No. 9421930370, Resident of G-4(004), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(5) SHRI. GAJANAN S/o ARJUN PATIL, Aged 81 Years, Occupation – Retired, PAN ACEPP7454K & AADHAR UID 2931 7892 0538 Mobile No. 9422815662, Resident of G- 5(005), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(6-A) NARENDRA ONKARMAL DHOOT, HUF, (PAN AADHN2085D) acting through its Karta SHRI. NARENDRA S/o ONKARMAL



DHOOT Aged 50 Years, Occupation - Advocate, PAN AEOPD6651G & AADHAR UID 2165 5472 9855, Mobile No. 9420707466;

(6-B) MRS. MANISHA W/o NARENDRA DHOOT, Aged 46 Years, Occupation - Advocate, PAN AHZPD0432B, AADHAR UID 8576 2623 9948, Mobile No. 9423346000, Resident of F-1(101), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur- 440025, Tahsil and District - NAGPUR;

(7) SHRI. ANIL S/o RANGNATH KULKARNI, aged 74 Years, Occupation - Retired, PAN ABSPK9919R & AADHAR UID 2860 2884 0312, Mobile No. 9833086970, Resident of F-2(102), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur- 440025, acting through his Power of Attorney Holder SHRI. YOGESH S/o ANIL KULKARNI;

(8-A) SMT. AMITA Wd/o LATE SHRI. DILIP CHARDE, Aged 65 Years, Occupation - Household, AADHAR No. 9809 6585 0586, Resident of Flat No. F-3(103), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR,

(8-B) SHRI. VED S/o LATE SHRI. DILIP CHARDE, aged 26 Years, PAN CNHPC7638E, AADHAR No. 2788 2417 7093, Resident of Flat No. F-3(103), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR, AND

(8-C) MISS. NUPOOR D/o LATE SHRI. DILIP CHARDE, Aged 39 Years, Occupation - Service, PAN AJIPC3474B, AADHAR UID 7806 3640 1911, Resident of Plot No. 1574/3, Labanya Bhawan, Sasan Padia, Lingaraj, Khorda, Odisha-751002;

(9) MRS. MRUNALINI W/o DEVRAJ SAXENA, Aged 49 Years, Occupation - Service, PAN AZUPS2685L & AADHAR UID 3696 2546



7422, Mobile No. 9168891974, Resident of F-4(104), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(10) SHRI. AVINASH S/o WASUDEO TAKEY, Aged 59 Years, Occupation - Business, PAN AWAPT2451Q AADHAR UID 9497 6628 2052 Mobile No. 7350421934, Both Residents of F-5(105), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(11-A) MRS. ARCHANA W/o DEEPAK KUMAR PODDAR, Aged 50 Years, Occupation - Service, PAN ABKPP3703A & AADHAR UID 2106 9708 3876, Mobile No. 9860106413;

(11-B) SHRI. DEEPAK KUMAR S/o BAIDYANATH PODDAR, Aged 53 Years, Occupation - Service, PAN AHXPK1394H, AADHAR UID 6804 6923 0283, Mobile No 9326304116, Both Residents of S-2(202), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(12) SHRI. ADITYA S/o SHIVNARAIN MISHRA, Aged 62 Years, Occupation - Retired, PAN AAUPM4895M & AADHAR UID 7038 3727 6643 Mobile No. 9423632190, Resident of S-3(203), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR; AND

(13) SHRI. MADANMOHAN S/o TOLARAM DAGA, Aged 69 Years, Occupation - Business, PAN ABOPD3621K & AADHAR UID 4521 9436 2412 Mobile No. 9823134454, Resident of S-4(204)& S-5(205), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;



All acting through their duly constituted attorney i **M/S K.K. ASSOCIATES, (PAN AAYFK3376P)**, A Partnership Firm, having its Office at Plot No. 49, Dulabai Kachore Layout, Reliance Fresh Road, Manish Nagar, Nagpur-15 and acting through its Partner **SHRI. AMIT S/o KASHINATHJI DHAGE**, Aged about 35 Years, Occupation Business, **(PAN BJFPD9018N & AADHAR UID 6200 8269 0093) (MOBILE - 9890838785)**, Resident of Plot No 11, Wardha Road, Near Chhota Hanuman Mandir, Somalwada East, Nagpur 440025, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT piece and parcel of land bearing Plot No. 133, measuring 100 Ft. in length and 95 Ft. in breadth, totaling 9500 Sq. Ft. (or 882.57 Sq. Mtrs.), which is part of the larger land bearing Kh. Nos. 71, 72, & 73 of MOUZA KHAMLA, P.S.K. 9, bearing City Survey No. 2098/203, Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 132.
ON THE WEST	-	9.00 MTRS ROAD AND BEYOND THAT PLOT NO. 134.
ON THE NORTH	-	PLOT NO. 116.
ON THE SOUTH	-	PLOT NO. 146.



2) The documents of allotment of plot: -

Akhiv Patrika, Agreement of Development, power of Attorney, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated 05-06-2010 Mutation entry no. 8363, 13-02-2024 Mutation entry no. 20940, 13-08-2015 Mutation entry no.12471, 11-12-2007 Mutation entry no. 6005, 24-01-2018 Mutation entry no. 15032, 12-09-2014 Mutation entry no. 11642, 06-02-2024 Mutation entry no. 20894, 20-07-2017 Mutation entry no. 14518, 01-03-2024 Mutation entry no. 21027, 13-08-2015 Mutation entry no. 12473, 16-02-2008 Mutation entry no. 6108, 14-09-2009 Mutation entry no. 7999, 27-03-2017 Mutation entry no. 13732 and 27-03-2017 Mutation entry no. 13734.

4) Search report for 30 years from 1996 till 2025.

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 Owners i.e SHRI. SWAPNIL LATE SHRI. ASHOK BHANDARKAR and 12 Others are clear, marketable and without any encumbrances.

Owners of the land



I have investigated the title of the said plot on the request , (1) SHRI. SWAPNIL S/o LATE SHRI. ASHOK BHANDARKAR, Aged 40 Years, Occupation - Service, PAN AJZPB4625N & AADHAR UID 8932

0401 7499, Mobile No. 9545511266, Resident of G-1(001), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(2-A) MRS. ARCHANA W/o ANOOPSINGH PARIHAR, Aged 68 Years, Occupation - Business, PAN ABJPP0765H & AADHAR UID 2576 5947 9106, Mobile No. 9325385131, Residents of G-3(003) & S-1(201), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(2-B) SHRI. ABHIJIT S/o ANOOPSINGH PARIHAR, Aged 43 Years, Occupation - Advocate, PAN ASKPP5692F, AADHAR UID 6703 3824 3689, Mobile No. 9284662790, Both Residents of G-2(002), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR,

(2-C) MRS. ABHILASHA W/o SACHINSINGH DUBE, Aged 42 Years, Occupation - Housewife, PAN ASKPP5691G AADHAR UID 6303 6461 4671, Resident of Flat No. 204, Building H-6, Gulmohar, C.H.S. Limited, Pratiksha Nagar, Mumbai-400022;

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(5) SHRI. GAJANAN S/o ARJUN PATIL, Aged 81 Years, Occupation - Retired, PAN ACEPP7454K & AADHAR UID 2931 7892 0538 Mobile No. 9422815662, Resident of G- 5(005), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

(6-A) NARENDRA ONKARMAL DHOOT, HUF, (PAN AADHN2085D) acting through its Karta SHRI. NARENDRA S/o ONKARMAL DHOOT Aged 50 Years, Occupation - Advocate, PAN AEOPD6651G & AADHAR UID 2165 5472 9855, Mobile No. 9420707466;

(6-B) MRS. MANISHA W/o NARENDRA DHOOT, Aged 46 Years, Occupation - Advocate, PAN AHZPD0432B, AADHAR UID 8576 2623 9948, Mobile No. 9423346000, Resident of F-1(101), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur- 440025, Tahsil and District - NAGPUR;

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3(103), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR, AND

(8-C) MISS. NUPOOR D/o LATE SHRI. DILIP CHARDE, Aged 39 Years, Occupation - Service, PAN AJIPC3474B, AADHAR UID 7806 3640 1911, Resident of Plot No. 1574/3, Labanya Bhawan, Sasan Padia, Lingaraj, Khorda, Odisha-751002;

(9) MRS. MRUNALINI W/o DEVRAJ SAXENA, Aged 49 Years, Occupation - Service, PAN AZUPS2685L & AADHAR UID 3696 2546 7422, Mobile No. 9168891974, Resident of F-4(104), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR;

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(12) SHRI. ADITYA S/o SHIVNARAIN MISHRA, Aged 62 Years, Occupation - Retired, PAN AAUPM4895M & AADHAR UID 7038 3727 6643 Mobile No. 9423632190, Resident of S-3(203), Divyam



Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025,
Tahsil and District - NAGPUR; AND

(13) SHRI. MADANMOHAN S/o TOLARAM DAGA, Aged 69 Years,
Occupation - Business, PAN ABOPD3621K & AADHAR UID 4521 9436
2412 Mobile No. 9823134454, Resident of S-4(204)& S-5(205),
Divyam Apartments, Plot No. 133, Pande Layout, Khamla,
Nagpur-440025, Tahsil and District - NAGPUR;

All acting through their duly constituted attorney i **M/S K.K. ASSOCIATES,**
(PAN AAYFK3376P), A Partnership Firm, having its Office at Plot No.
49, Dulabai Kachore Layout, Reliance Fresh Road, Manish Nagar,
Nagpur-15 and acting through its Partner **SHRI. AMIT S/o**
KASHINATHJI DHAGE, Aged about 35 Years, Occupation Business,
(PAN BJFPD9018N & AADHAR UID 6200 8269 0093) (MOBILE -
9890838785), Resident of Plot No 11, Wardha Road, Near Chhota
Hanuman Mandir, Somalwada East, Nagpur 440025.

3/- The Report reflecting the flow of the title of the Owner on the
said land is enclosed herewith as annexure.

Encl : Annexure.

NAGPUR

DATED : 11-03-2025


A. S. Band
Advocate

Amit S. Band (Jain)
Advocate



Address: - Flat No. 06, Building
no. 04, Priyadarshini Colony,
behind RTO, Amravati Road,
Nagpur - 440001.

Mobile: - 8381033335.

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FORMAT - A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

1. WHEREAS the Grantors/Owners named hereinabove collectively owns and possess undivided proportionate shares and interests in ALL THAT piece and parcel of land bearing Plot No. 133, measuring 100 Ft. in length and 95 Ft. in breadth, totaling 9500 Sq. Ft. (or 882.57 Sq. Mtrs.), which is part of the larger land bearing Kh. Nos. 71, 72, & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHER WITH the existing over 35-year-old R.C.C. superstructures comprising individual apartments within the more than 35-year-old multistoried building known as "DIVYAM APARTMENTS." This includes all connections, fittings, electric and water meters, as well as all easementary rights appurtenant to the property, along with undivided proportionate shares in the common areas and facilities provided for the building, bearing City Survey No. 2098/203, Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout,



Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-NAGPUR; AND

2. WHEREAS out of the aforementioned multistoried building, the Owners named herein collectively own and possess 15 (Fifteen) apartments within "DIVYAM APARTMENTS"; AND
3. WHEREAS the aforementioned piece of land, Plot No. 133, originally belonged to Shri. Krishna Ramchandra Badkas, who purchased it from Shri. Ganpat Yadavrao Pande by a Sale Deed dated 05-06-1943, duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. No. 156 on the same date; AND
4. WHEREAS Shri. Krishna Ramchandra Badkas later transferred the property by way of sale to Shri. Govind Ganesh Dev via a Sale Deed dated 13-04-1967, which is also duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. No. 1576 on the same date; AND
5. WHEREAS Shri. Govind Ganesh Dev subsequently transferred the property to Smt. Avantibai Vinayakrao Bedekar by a Sale Deed dated 06-05-1968, duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. No. 2592 on the same date; AND
6. WHEREAS Smt. Avantibai Vinayakrao Bedekar later sold the southern half portion of Plot No. 133, measuring 4750 Sq. Ft. (or 441.28 Sq. Mtrs.), to Shri. Ravindra Laxmikant Deshpande



and Mrs. Rajani Ravindra Deshpande by a Sale Deed dated 28-09-1979, duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. No. 4168 on the same date; AND

7. WHEREAS Smt. Avantibai Vinayakrao Bedekar also sold the northern half portion of Plot No. 133, measuring 4750 Sq. Ft. (or 441.28 Sq. Mtrs.), to Shri. Onkar Shankarrao Shinde and Mrs. Sunita Onkar Shinde by a Sale Deed dated 28-09-1979, which is duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. No. 4167 on the same date; AND
8. WHEREAS Shri. Ravindra Laxmikant Deshpande, Mrs. Rajani Ravindra Deshpande, Shri. Onkar Shankarrao Shinde, and Mrs. Sunita Onkar Shinde subsequently transferred their undivided 13.54 percent share and interest in Plot No. 133 to Shri. Madanmohan Tolaram Daga and Mrs. Kiran Madanmohan Daga through two separate Sale Deeds dated 08-07-1992, duly registered at the Sub-Registrar's office in Nagpur, Book No. 1, Sr. Nos. 2326 and 2327 on the same date; AND
9. WHEREAS these parties jointly decided to develop Plot No. 133 into a residential estate by constructing a multistoried building and entrusted the development work to M/s Fatehpuria Constructions under agreed terms and conditions; AND



10. WHEREAS by the same agreement, Shri. Ravindra Laxmikant Deshpande and others specifically agreed to execute various agreements to sell and sale deeds relating to the undivided proportionate shares in the plot for each nominated buyer from M/s Fatehpuria Constructions; AND
11. WHEREAS, in accordance with the agreement, M/s Fatehpuria Constructions prepared a plan for the proposed multistoried building, known as "DIVYAM APARTMENTS," which was duly sanctioned by the Building Engineer of the Nagpur Improvement Trust, Nagpur, under Building Permit No. CS/184/16953 dated 28-06-1988; AND
12. WHEREAS upon completion of the multistoried building, the aforementioned Owners, along with M/s Fatehpuria Constructions, transferred their undivided proportionate shares and interests in the plot and residential apartments to various prospective buyers through duly registered Sale Deeds; AND
13. WHEREAS the Owners named herein are the only existing apartment owners of the said building, each acquiring their respective apartments in the following manner:
- 14. APARTMENT NO. G-1 (001) ON GROUND FLOOR:**
- a) In terms of the said Agreement Shri. Onkar Shankarrao Shinde has chosen to own and possess the Apartment No. G-1(001) on Ground Floor in the said building known as "DIVYAM



APARTMENTS for his Residential use with heritable and transferable rights therein.

- b) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of Shri. Onkar Shankarrao Shinde, the property comprising THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-1(001) covering a Built-up area of 59.74 Sq. Mtrs on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA- KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR, by a Deed of Apartment Dated 22-05-2007, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 2610 on even date.
- c) The aforesaid Shri. Onkar Shankarrao Shinde lateron in his turn transferred the aforesaid Apartment No. G-1 (001) by way of Sale to Shri. Ashok Parshuram Bhandarkar (Lakhnika), by a Sale Deed Dated 16-08-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5392 on even date.



- d) The aforesaid Shri Ashok Parshuram Bhandarkar (Lakhnika) left for heavenly. abode on 18-06-2013 leaving behind him, Shri. Swapnil Ashok Bhandarkar (Lakhnika), the Owner No. 1 named hereinabove, as his only legal heirs, who inherited the said property by way of intestate succession.

15. APARTMENT NO. G-2 (002) ON GROUND FLOOR:

- A. The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-2 (002) covering a Built-up area of 59.74 Sq. Mtrs, on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Smt. Rekha Ashok Lakhnika, by a Sale Deed Dated 28-01-1999, which is duly registered in the office of the Joint Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 880(P) on even date.



- B. The aforesaid Smt. Rekha Ashok Lakhnikar lateron in his turn transferred the aforesaid Apartment No. G-2 (002) by way of Sale to Shri. Anoopsingh Mohansingh Parihar and Shri. Abhijit Anoopsingh Parihar by a Sale Deed Dated 28-06-2018, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3781 on 29-06-2018.
- C. The aforesaid Shri. Anoopsingh Mohansingh Parihar left for heavenly abode on 17-11-2022 leaving behind him, his widow Smt. Archana Anoopsingh Parihar, son Shri. Abhijit Anoopsingh Parihar and daughter Mrs. Abhilasha Sachin Dube, the Owner Nos. 2-A, 2-B & 2-C named hereinabove, as his only legal heirs, who inherited his share in the said property by way of intestate succession

16. APARTMENT NO, G-3 (003) ON GROUND FLOOR:

- a) In terms of the said Agreement Mrs. Sunita Onkar Shinde has chosen to own and possess the Apartment No. G-3 (003) on Ground Floor in the said building known as "DIVYAM APARTMENTS" for her Residential use with heritable and transferable rights therein.
- b) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of Mrs. Sunita Onkar Shinde, the property comprising THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot



No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-3 (003) covering a Built-up area of 56.04 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District-NAGPUR, by a Sale Deed.

- c) The aforesaid Mrs. Sunita Onkar Shinde lateron in her turn transferred the aforesaid Apartment No. G-3 (003) by way of Sale to Shri. Amit Shivkumar Parihar and Mrs. Anjali Karansingh Thakur and Shri. Abhijeet Shivkumar Parihar jointly, by a Sale Deed Dated 29-08-2001, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 646 on even date.
- d) The aforesaid Shri. Amit Shivkumar Parihar and Mrs. Anjali Karansingh Thakur and Shri. Abhijeet Shivkumar Parihar lateron jointly transferred the aforesaid Apartment No. G-3 (003) by way of sale to Mrs. Archana Anoopsingh Parihar, the Owner No. 3 named hereinabove, by a Sale Deed Dated 09-11-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6726 on even date.

17. APARTMENT NO, G-4 (004) ON GROUND FLOOR:

- a) In terms of the said Agreement Shri. Ravindra Laxmikant Deshpande has chosen to own and possess the Apartment



No. G-4 (004) on Ground Floor in the said building known as "DIVYAM APARTMENTS for his Residential use with heritable and transferable rights therein.

b) WHEREAS after completion of the said Building the said Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions has delivered possession the said Apartment No. G-4 (004) on the Ground Floor of "Divyam Apartments" to Shri. Ravindra Laxmikant Deshpande.

c) The aforesaid Shri. Ravindra Laxmikant Deshpande lateron in his turn transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9600 Sq Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-4 (004) covering a Built-up area of 59.74 Sq. Mtrs on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Shri. Moreshwar Dattatraya Bendarkar, the Owner No. 4 named hereinabove, by a Sale Deed Dated 18-10-1999, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 2577 on Pages 79 to 88 at Sr. No. 9676(P) on even date.



18. APARTMENT NO. G-5 (005) ON GROUND FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-5 (005) covering a Built-up area of 59.74 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Shri. Sanjeevaraja Gupta S/o K. Anjaneya Setty, by a Sale Deed Dated 01-02-1994, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 227 on Pages 1 to 3 at Sr. No. 323(P) on even date.
- b) The aforesaid Shri. Sanjeevaraja Gupta S/o K. Anjaneya Setty lateron in his turn transferred the aforesaid Apartment No. G-5 (005) by way of Sale to Shri. Gajanan Arjun Patil, the Owner No. 5 named hereinabove, by a Sale Deed Dated 07-12-2001, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3064 on even date.



19. APARTMENT NO. F-1 (101) ON FIRST FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (DR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9. TOGETHERWITH the Apartment No. F-1 (101) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Mrs. Usha W/o Bipinkumar Dhoot, by a Sale Deed Dated 06-08-2008, which is duly registered in the office of the Sub-Registrar, Nagpur-8 in Book No. 1, at Sr. No. 4838 on even date.
- b) The aforesaid Mrs. Usha Bipinkumar Dhoot lateron in her turn transferred the aforesaid Apartment No. F-1 (101) by way of Sale to Narendra Onkarmal Dhoot, HUF and Mrs. Manisha Narendra Dhoot, the Owner Nos. 6-A & 6-B named hereinabove, by a Sale Deed Dated 28-11-2017, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6292 on even date.



20. APARTMENT NO. F-1 (102) ON FIRST FLOOR:

- a) In terms of the said Agreement Shri. Anil Ramakant Kulkarni, the Owner No. 7 named hereinabove has chosen to own and possess the Apartment No. F-2 (102) on First Floor in the said building known as "DIVYAM APARTMENTS" for his Residential use with heritable and transferable rights therein.
- b) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of Shri. Anil Ramakant Kulkarni, the Owner No. 7 named hereinabove, the property comprising THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 5q. Mtrs.) being a portion of the entire land bearing Kh. Nos 71, 72 & 73 of MOUZA-KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-2 (102) covering a Built-up area of 59.74 Sq. Mtrs on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District-NAGPUR, by a Deed of Apartment Dated 24-01-1994, which is duly registered in the office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, on pages 82 to 84 at Sr. No. 212 on even date.



21. APARTMENT NO. F-3 (103) ON FIRST FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA-KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-3 (103) covering a Built-up area of 56.04 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA KHAMLA, situated at Pande Layout Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District-NAGPUR by way of Sale Shri. Dilip Shirdhar Charde, by a Sale Deed Dated 20- 12-1993, which is duly Registered at the Office of the Sub-Registrar, Nagpur-8 in Addl Book No. 1, Volume No. 211 on Pages 12 to 25 at Sr. No. 4702 on even date.
- b) The aforesaid Shri. Dilip Shirdhar Charde left for heavenly abode on 09-11-2023 leaving behind him, his Widow Smt. Amita Dilip Charde, only son Shri. Ved Dilip Charde and 2 daughters namely Mrs. Tejal Anurag Lalsare and Miss. Nupoor Dilip Charde, as his only legal heirs, who inherited the said property by way of intestate succession.



- c) The said Mrs. Tejal Anurag Lalsare relinquished all her rights, title and interest in the said Apartment No. F-3 (103) in favour of Smt. Amita Dilip Charde, Shri. Ved Dilip Charde and Miss. Nupoor Dilip Charde, the Owner No. 8-A, 8-B & 8-C named hereinabove, by a Deed of Relinquishment Dated 01-12-2023, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 10460 on even date.

22. APARTMENT NO. F-4 (104) ON FIRST FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-4(104) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Shri. Alok Kailashnasth Kanodia, by a Sale Deed Dated 23-10-2015, which is duly registered in the office of the Sub- Registrar, Nagpur-3 in Book No. 1, at Sr. No. 6853 on even date.



- b) The aforesaid Shri. Alok Kailashnasth Kanodia lateron in his turn transferred the aforesaid Apartment No. F-4 (104) by way of Sale to Mrs. Mrunalini Devraj Saxena, the Owner No. 9 named hereinabove, by a Sale Deed Dated 12-08-2016, which is duly Registered at the Office of the Sub-Registrar, Nagpur- 3 in Book No. 1 at Sr. No. 5448 on 12-08-2016. A Deed of Correction to the said Sale Deed is also executed thereby correction of execution date of Sale Deed and the said Deed of Correction is duly registered in the Office of the Sub-Registrar, Nagpur- 3 in Book No. 1 at Sr. No. 5485 on 12-08-2016.

23. APARTMENT NO. F-5 (105) ON FIRST FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-5 (105) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Mrs. Rajeshree Rahul Mude, by a



Sale Deed Dated 19-11-2007, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1, at Sr. No. 6311 on even date.

- b) The aforesaid Mrs. Rajeshree Rahul Mude lateron in her turn transferred the aforesaid Apartment No. F-5 (105) by way of Sale to Mrs. Sulabha Wasudeo Takey and Shri. Avinash Wasudeo Takey, by a Sale Deed Dated 25-02-2008, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1, at Sr. No. 1032 on even date.
- c) The aforesaid Mrs. Sulabha Wasudeo Takey left for heavenly abode on 02-01-2023 and consequent upon her demise, her son Shri. Avinash Wasudeo Takey, the Owner No. 10, named hereinabove named become an exclusive, absolute and full Owner of the aforesaid Apartment No. F-5 (105) with heritable and transferable rights therein, being the only heir of the deceased.

24. APARTMENT NO. S-1 (201) ON SECOND FLOOR:

- a) In terms of the said Agreement Smt. Chandrakaladevi Shyamsunder Dhandhaniya has chosen to own and possess the Apartment No. S-1 (201) on Second Floor in the said building known as "DIVYAM APARTMENTS" for her Residential use with heritable and transferable rights therein.



b) WHEREAS after completion of the said Building the said Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions has delivered possession the said Apartment No. S-1 (201) on the Second Floor of "Divyam Apartments" to Smt. Chandrakaladevi Shyamsunder Dhandhaniya. The aforesaid Smt. Chandrakaladevi Shyamsunder Dhandhaniya in her turn transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133. admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-1 (201) covering a Built-up area of 59.74 Sq. Mtrs, on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, by way of Sale to Mrs. Archana Anoopsingh Parihar, the Owner No. 3 named hereinabove, by a Sale Deed Dated 18-08-2006, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Book No. 1, at Sr. No. 4847 on even date.

25. APARTMENT NO. S-2 (202) ON SECOND FLOOR:

a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred



THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-2(202) covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Shri. Yashwantkumar Govindramji Sharma, by a Sale Deed Dated 20-12-1993, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 211 on Pages 39 to 41 at Sr. No. 4005(P) on even date.

b) The aforesaid Shri. Yashwantkumar Govindramji Sharma lateron in his turn transferred the aforesaid Apartment No. S-2 (202) by way of Sale to Mrs. Anita Mahesh Mokha and Shri. Mahesh Jethmal Mokha, by a Sale Deed Dated 22-01-1999, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 2301 on Pages 115 to 122 at Sr. No. 663(P) on even date.

c) The aforesaid Mrs. Anita Mahesh Mokha and Shri. Mahesh Jethmal Mokha lateron in their turn transferred the aforesaid Apartment No. S-2 (202) by way of Sale to Mrs. Archana



Deepak Kumar Poddar and Shri. Deepak Kumar Baidyanath Poddar, the Owner Nos. 11-A & 11-B named hereinabove, by a Sale Deed Dated 07-10-2007, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4836 on 07-11-2007.

26. APARTMENT NO. S-3 (203) ON SECOND FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft, equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-3 (203) covering a Built-up area of 56.04 Sq. Mtrs, on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Shri. Aditya Shivnarain Mishra, the Owner No. 12 named hereinabove, by a Sale Deed Dated 13-01- 1994, which is duly Registered at the office of the Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 219 on Pages 152 to 166 at Sr. No. 103 on even date.

27. APARTMENT NO. S-4(204) ON SECOND FLOOR:

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred



THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-4 (204) [wrongly mentioned as 201] covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District NAGPUR by way of Sale to Shri. Madanmohan Tolaram Daga, the Owner No. 13 named hereinabove, by a Sale Deed Dated 08-07-1992, which is duly registered in the office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 74 on Pages 1 to 21 at Sr. No. 2326(P) on even date.

28. APARTMENT NO. S-5(205) ON SECOND FLOOR:

- a) The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-5 (205) covering a Built-up area of 59.74 Sq. Mtrs. on



the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA-KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District-NAGPUR by way of Sale to Mrs. Kiran Madanmohan Daga, by a Sale Deed Dated 08-07-1992, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 74 on Pages 22 to 42 at Sr. No. 2327(P) on even date.

- b) During her life time the aforesaid Mrs. Kiran Madanmohan Daga executed her LAST WILL AND TESTAMENT on 09-12-2014 and thereby she bequeathed the aforesaid property to her Husband Shri. Madanmohan Tolaram Daga, absolutely forever with heritable and transferable rights therein.
 - c) The said Mrs. Kiran Madanmohan Daga left for heavenly abode on 24-06-2015 and consequent upon her demise, her husband Shri. Madanmohan Tolaram Daga, the Owner No. 13 named hereinabove named become an exclusive, absolute and full Owner of the aforesaid Apartment No. S-5 (205) with heritable and transferable rights therein in terms of the aforesaid LAST WILL and TESTAMENT dated 09-12-2014.
29. As a result, therefore the Owners hereinabove named have now become an exclusive, absolute and full Owners of their respective Apartments in the said building known and styled as "DIVYAM APARTMENTS" Together with the Undivided Proportionate share and interest in the said Plot No. 133 with



heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records; AND

30. THAT the Grantors/Owners have now decided to Re-develop the said Plot through M/s K.K. Associates, thus they executed Agreement for Re-development and Promotion, Supplemental Agreement in relation to the said Plot No. 133, the Agreement for Re-development and Power Of Attorney, all Dated 15-02-2024 and 12-02-2025, which are duly Registered in the office of Sub Registrar Nagpur-4 and 1, in Book No. 1 and 4 at Serial Nos. 1716, 1717, 1718 and 2020 respectively.

31. THAT the said present owner through M/s K.K. Associates accordingly prepared a Plan of a Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as "DIVYAM APARTMENTS" and the same is duly sanctioned by the Deputy Director of Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2025/APL/03463 Dated 07/03/2025.

32. THAT for the purpose of giving clear title over the Apartment chosen by the Purchaser and each of the other buyers in the said building, the Owner has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Sub-Registrar Nagpur - 1 in Book No. 1 at Sr. No. 3164 on Dated 11-03-2025.

33. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the



Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1996 to 2025 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. 1113985113 Dated 11-03-2025 and Challan No. MH017586969202425E.

34. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 133 Together with a Built-up space in a Multistoried Building proposed to be constructed thereon and to be known and styled as "DIVYAM APARTMENTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

35. THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

36. Any other relevant title - No.

37. Litigations if any - No.

NAGPUR

DATED : 11-03-2025



A. S. Band

Advocate

