

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

Ashwin R. Patil
ADVOCATE

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FORMAT- A

(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121 A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "SHUBHANGI HEIGHTS", bearing City Survey No. 2098/181 and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, (12-d) Miss. Sangeeta Piyush


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Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthal Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, acting through their Constituted Attorney M/s. OM BUILDCON, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, the Developer (Name of owner/ promoter/ developer/company) and following documents

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121 A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "SHUBHANGI HEIGHTS", bearing City Survey No. 2098/181 and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR and the said entire property bounded as under :- ON THE EAST - PLOT NO. 121-B; ON THE WEST - PLOT NO. 119; ON THE NORTH - PLOT NO. 18 & ON THE SOUTH - 30 FT. WIDE ROAD.

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

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation / Ferfar Entry Nos. 1439, 4385, 5471, 5664, 9430, 19121, 19277, 19379, 19378, 19377, 19375, 19392, 19400, 19414, 19697, 19694, 19689, 19896, 20043, 20419, 20560, 20582, 20935 and 20994.

(4) Search report for 30 years from 1994 to 2024

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


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ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121 A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "SHUBHANGI HEIGHTS", bearing City Survey No. 2098/181 and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR.

(1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, (12-d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, acting through their Constituted Attorney M/s. OM BUILDCON, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut

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

In accordance with the available search from the online portal the Title of (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad

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Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapkar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, acting through their Constituted Attorney **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, the Developer on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhavrao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapkar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, acting through their Constituted Attorney **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 23.01.2025


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FORMAT-A

(Circular No. 28/2021)

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

1) Property Card of City Survey No. 2098/181 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhavrao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, recorded in the property Card City Survey No. 2098/181 issued by City Survey Office No. 3, Nagpur in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121 A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing City Survey No. 2098/181 and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 2098/181 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry Nos. 1439, 4385, 5471, 5664, 9430, 19121, 19277, 19379, 19378, 19377, 19375, 19392, 19400, 19414, 19697, 19694, 19689, 19896, 20043, 20419, 20560, 20582, 20935 and 20994, the names of (1) Shri. Prakash

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Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, are recorded as owners of the said land.

3) Search report for 30 years from 1994 to 2024 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121-A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 882.58 Sq. Mtrs. (OR 9500 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto bearing City Survey No. 2098 and Sheet No. 234/1, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, Originally belonged to Shri. Wamanrao S/o Balwant Pendharkar, being his separate property having purchased the same by him from the Court of Wards, Commissioner Chhattisgarh Division by a Sale Deed Dated 03/10/1941, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. VII on Pages 71 to 73 at Sr. No. 209 on even date.

THAT the said Shri. Wamanrao S/o Balwant Pendharkar lateron Gifted his aforesaid property to his four sons namely (i) Shri. Anand Pendharkar, (ii) Shri. Arvind Pendharkar, (iii) Shri. Vinayak Pendharkar and (iv) Shri. Ashok Pendharkar jointly in equal proportion by four separate duly Registered Gift Deeds dated 15/10/1973 & 16/10/1973, which are duly Registered in the Office of the Joint Sub Registrar, Nagpur at Sr. Nos. 3133, 3134, 3135 and 3136 on even dates.

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THAT the aforesaid Pendharkar Brothers lateron decided to develop the said Plots of land into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly they have prepared a Plan of the Multistoreyed Buildings (i.e. Wings) proposed to be constructed thereon and to be known and styled as "SHUBHANGI APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/747/10736 Dated 21/03/1986 in Case No. CS/10736.

THAT the aforesaid Shri. Anand Wamanrao Pendharkar lateron transferred Plot No. 121 i.e. 121-A containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District - Nagpur by way of sale to M/s. Gajraj Builders Private Limited, a Company duly incorporated under the Companies Act, 1956 bearing Registration No. 36465, having its Registered Office at Surendra Nagar, Nagpur by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 31 to 34 at Sr. No. 4098(P) on even date.

THAT the aforesaid Shri. Arvind Wamanrao Pendharkar lateron transferred Plot No. 120-A containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District - Nagpur by way of sale to M/s. Gajraj Builders Private Limited, by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 35 to 38 at Sr. No. 4099(P) on even date.

THAT the aforesaid Shri. Ashok Wamanrao Pendharkar lateron transferred Plot No. 120-B containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District - Nagpur by way of sale to M/s. Gajraj Builders Private Limited, by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 30 to 42 at Sr. No. 4100(P) on even date.

THAT thus the total land of Plot Nos. 120 & 121-A (Old Nos. 120, 120-B and 121-A) is 1323.87 Sq. Mtrs. was belonged to M/s. Gajraj Builders Private Limited and the same was also accordingly mutated in its name in all relevant records.

THAT the said M/s. Gajraj Builders Private Limited lateron developed the said entire property into a Residential Estate by constructing the Multistoreyed Buildings (i.e. Wing A to F) thereon each wing consisting of various self contained separate Apartments therein in pursuance of the aforesaid sanctioned building Plan Dated 21/03/1986.

THAT the aforesaid entire property comprising Plot Nos. 120 & 121-A Togetherwith the then Buildings standing thereon and collectively known and styled as "Shubhangi Apartments" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 12/10/1989 by SAID m/s. Gajraj Builders Private Limited, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur

Ashwin
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City No. 1 in Addl. Book No. 1, Volume No. 1468 on Pages 156 to 193 at Sr. No. 12048(P) on even date.

THAT on completion of the said Multistoreyed Buildings (i.e. Wings identified as A, B, C, D, E & F) standing on the said Plot Nos. 120 & 121-A, the aforesaid the then Owner M/s. Gajraj Builders Private Limited lateron in its turn transferred/sold the Undivided 1/24th shares and interest in the said Plots of land to 24 independent prospective buyers by 24 separate duly Registered Sale Deeds.

THAT the Owners are the only existing Apartment Owners of the said Multistoreyed Building standing on the said Plot No. 120 & 121-A and each of them have severally acquired ownership rights in respect of their respective Apartment in the following manner :-

(1) **APARTMENT NO. A-1 ON GROUND FLOOR IN WING "A" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Prakash S/o Krishnarao Uttarwar, by a Sale Deed Dated 22/11/1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Book No. I at Sr. No. 13644(P) on even date.

THAT, the said Shri. Prakash S/o Krishnarao Uttarwar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(2) **APARTMENT NO. A-2 ON FIRST FLOOR IN WING "A" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan by a Sale Deed Dated 19/12/1988, which is duly Registered in the Office of the Joint Sub-Registrar,

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Nagpur City-2 in Addl. Book No. 1, Volume No. 844 on Pages 110 to 114 at Sr. No. 9975 on even date.

THAT, the said Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-2 covering a Built-up area of 68.75 Sq. Mtrs. on First Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. And accordingly a separate Deed of Apartment in this behalf is also executed by M/s. Gajraj Builders Private Limited in favour of Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan on 04/04/1994 and the same is also duly Registered in the Office of the Joint Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 250 on pages 103 to 106 at Sr. No. 1057(P) on even date.

THAT, the said Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan lateron transferred the said Apartment No. A-2 on First Floor of "Shubhangi Apartments" by way of sale to Shri. Gopalkrishnan Nair S/o Late Shri. Raman Pillai by a Sale Deed Dated 19/05/1994, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 269 on Pages 74 to 79 at Sr. No. 1628 on even date.

THAT, the said Shri. Gopalkrishnan Nair S/o Late Shri. Raman Pillai further transferred the said Apartment No. A-2 on First Floor of "Shubhangi Apartments" by way of sale to Mrs. Manjusha W/o Jalandhar Purohit and Shri. Jalandhar S/o Prabhakar Purohit by a Sale Deed Dated 15/03/2000, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 21 on Pages 27 to 33 at Sr. No. 469(P) on even date.

THAT, the said Mrs. Manjusha W/o Jalandhar Purohit and Shri. Jalandhar S/o Prabhakar Purohit lateron in their turn jointly transferred the said property by way of sale to (i) Shri. Ramesh Trymbak Pophali and (ii) Mrs. Rajshree W/o Ramesh Pophali, jointly by a Sale Deed Dated 30/01/2002, which is duly Registered in the Office of the Sub Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 313 on even date.

THAT, the said Shri. Ramesh Trymbak Pophali left for heavenly abode on 27-07-2017 and and consequent upon his death/demise the aforesaid property devolved upon his widow Mrs. Rajshree W/o Ramesh Pophali and two sons (i) Mr. Yogesh Ramesh Pophali (ii) Mr. Girish Ramesh Pophali and (iii) jointly by way of intestate succession, being the only legal heirs of the deceased.

(3) **APARTMENT NO. A-3 ON SECOND FLOOR IN WING "A" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the


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limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Radhey Shyam S/o Rajaram Paliwal by a Sale Deed Dated 18/10/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-2 in Addl. Book No. 1, Volume No. 804 on Pages 71 to 74 at Sr. No. 8261 on even date.

THAT, the said Shri. Radhey Shyam S/o Rajaram Paliwal has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-3 covering a Built-up area of 69.57 Sq. Mtrs. on Second Floor in Wing 'A' of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Radhey Shyam S/o Rajaram Paliwal lateron in his turn transferred the said Apartment No. A-3 on Second Floor of "Shubhangi Apartments" by way of sale to Miss. Kanak D/o Radhey Shyam Paliwal (after Marriage Mrs. Kanak Shashank Paliwal) by a Sale Deed Dated 31/01/2007, which is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 621 on even date.

(4) APARTMENT NO. A-4 ON THIRD FLOOR IN WING "A" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Bhaskar S/o Krishnarao Saraf by a Sale Deed Dated 25/03/1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 39 on Pages 296 to 293 at Sr. No. 887(P) on even date.

THAT, the said Shri. Bhaskar S/o Krishnarao Saraf had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Bhaskar S/o Krishnarao Saraf left for heavenly abode on 27/05/1994 and his Widow Smt. Neela Bhaskar Saraf also left for heavenly abode on 07/04/2022 and consequent upon their death/demise the aforesaid property devolved upon his two sons namely (i) Shri. Anil Bhaskar Saraf and (ii) Shri. Shrikant Bhaskar Saraf and only daughter namely Mrs. Vaishali W/o Rahul Deshpande jointly by way of intestate succession, being the only legal heirs of the deceased.

(5) APARTMENT NO. B-1 ON GROUND FLOOR IN WING "B" :


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THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Sunil S/o Gopalrao Muley by a Sale Deed Dated 14/01/1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 1282 on Pages 1 to 4 at Sr. No. 534 on even date.

THAT, the said Shri. Sunil S/o Gopalrao Muley had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(6) **APARTMENT NO. B-2 ON FIRST FLOOR IN WING "B" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Gundeorao S/o Kacharuji Patil by a Sale Deed Dated 17/11/1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 1 in Addl. Book No. 1, Volume No. 822 on Pages 173 to 176 at Sr. No. 9486 on even date.

THAT, the said Shri. Gundeorao S/o Kacharuji Patil had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-2 covering a Built-up area of 69.33 Sq. Mtrs. on First Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Gundeorao Kacharuji Patil lateron transferred the said Apartment No. B-2 by way of sale to Shri. Dinesh S/o Madhukarrao Anand Pandit by a Sale Deed Dated 30/01/2004, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 559 on even date.

THAT, the said Shri. Dinesh Madhukarrao Anand Pandit further transferred the said Apartment No. B-2 by way of Sale to Mrs. Bharati W/o Pawan Basakhetre by a Sale

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Deed Dated 29/06/1990 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1846 on even date.

(7) **APARTMENT NO. B-3 ON SECOND FLOOR IN WING "B" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Pundlik S/o Janardan Awandhe by a Sale Deed Dated 17/10/1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 2 in Addl. Book No. 1, Volume No. 803 on Pages 121 to 124 at Sr. No. 8229(P) on even date.

THAT, the said Shri. Pundlik S/o Janardan Awandhe had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-3 covering a Built-up area of 69.33 Sq. Mtrs. on Second Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the aforesaid Shri. Pundlik S/o Janardan Awandhe left for heavenly abode and consequent upon his death/demise, the aforesaid property bearing Apartment No. B-3 devolved upon his widow namely Smt. Rajani Pundlik Awandhe, two Sons namely (1) Shri. Girish Pundlik Awandhe & (2) Shri. Deepak Pundlik Awandhe and only daughter namely Mrs. Manik Sanjay Ghate by way of intestate succession, being the only legal heir of the deceased.

(8) **APARTMENT NO. B-4 ON THIRD FLOOR IN WING "B" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Deepak S/o Govindrao Deshpande and Smt. Nisha W/o Govindrao Deshpande jointly by a Sale Deed Dated 10/11/1989, which is duly Registered in the Office of the Head Quarter Sub-Registrar, Nagpur - 1 in Addl. Book No. 1, Volume No. 1492 on Pages 117 to 120 at Sr. No. 13138 on even date.

THAT the aforesaid Smt. Nisha Govindrao Deshpande left for heavenly abode on 02-02-2016 and her husband Mr. Govindrao Deshpande also died on 17-01-1984 and consequent upon their death/demise her 50 Percent share in the aforesaid property


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devolved upon their Two Sons namely (i) Mr. Deepak Govindrao Deshpande (ii) Mr. Prakash Govindrao Deshpande and married Daughter(s) namely (i) Mrs. Pratibha Madhav Dolhare (ii) Jyoti Ashok Joshi, by way intestate succession being the legal heirs of the deceased.

THAT, (ii) Mr. Prakash Govindrao Deshpande and married Daughter(s) namely (i) Mrs. Pratibha Madhav Dolhare (ii) Jyoti Ashok Joshi, relinquished their share in the property in favour of Shri. Deepak S/o Govindrao Deshpande by Registered Relinquishment Deed dated 18-10-2023, which is duly Registered in the office of the Joint Sub Registrar Nagpur-4 in Book No. 1 at Sr. No. 9080/2023 on 18-10-2023.

THAT, the said Deepak S/o Govindrao Deshpande and other had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(9) APARTMENT NO. C-1 ON GROUND FLOOR IN WING "C" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Aniruddha S/o Madhaorao Kaduskar and Mrs. Sunetra W/o Aniruddha Kaduskar jointly by a Sale Deed Dated 24/04/1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1366 on Pages 115 to 118 at Sr. No. 4340 on even date.

THAT, the said Shri. Aniruddha Madhaorao Kaduskar and and Mrs. Sunetra W/o Aniruddha Kaduskar had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "C" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited they have now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein.

(10) APARTMENT NO. C-2 ON FIRST FLOOR IN WING "C" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the

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limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Prasanna Kumar S/o Barhishad Bhattacharya by a Sale Deed Dated 07/02/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 889 on Pages 109 to 112 at Sr. No. 1697 on even date.

THAT, the said Shri. Prasanna Kumar S/o Barhishad Bhattacharya had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-2 covering a Built-up area of 69.67 Sq. Mtrs. on First Floor in Wing "C" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein.

(11) APARTMENT NO. C-3 ON SECOND FLOOR IN WING "C" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing, City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Pamidipaty Sunil Rao, by a Sale Deed Dated 12/10/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1468 on Pages 152 to 155 at Sr. No. 12116 on even date.

THAT, the said Shri. Pamidipaty Sunil Rao had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-3 covering a Built-up area of 69.67 Sq. Mtrs. on Second Floor in Wing "C" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Pamidipaty Sunil Rao lateron transferred the said Apartment No. C-3 by way of sale to Mrs. Suhas W/o Ganpatrao Shendre by a Sale Deed Dated 18/02/2005, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1212 on even date.

(12) APARTMENT NO. C-4 ON THIRD FLOOR IN WING "C" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Piyush S/o Kanti Das, by a Sale Deed Dated 24/04/1991, which is


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duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1369 on Pages 111 to 114 at Sr. No. 4339 on even date.

THAT, the said Shri. Piyush S/o Kanti Das had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "C" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Piyush S/o Kanti Das left for heavenly abode on 06/08/2013 and consequent upon his death/demise the aforesaid property devolved upon his Widow Smt. Arti Piyush Das, only two son Shri. Pradeep Piyush Das and Shri. Vidyut Piyush Das only daughter Miss. Sangeeta Piyush Das jointly by way of intestate succession, being the only legal heirs of the deceased.

(13) APARTMENT NO. D-1 ON GROUND FLOOR IN WING "D" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Mrs. Vanalata Arun Huddar, by a Sale Deed Dated 10-09-1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. I, Volume No. 1792 on Pages 177 to 181 at Sr. No. 11605(P) on even date.

THAT Mrs. Vanalata Arun Huddar lateron agreed to sale the aforesaid property to Shri. Anil S/o Arvind Mujumdar, by an Agreement to Sell Dated 23-02-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-2 in Book No. 1 at Sr. No. 1243/2007 on 23-02-2007.

THAT in pursuance of the said Agreement to Sell Dated 23-02-2007, Mrs. Vanalata Arun Huddar lateron transferred/sold the aforesaid property by way of sale to Shri. Anil S/o Arvind Mujumdar, by a Sale Deed Dated 23-05-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 2756/2007 on 23-05-2007 and subsequently executed a Correction Deed on 22-06-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 3487/2007 on 22-06-2007.

THAT, the said Shri. Anil S/o Arvind Mujumdar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an

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exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(14) APARTMENT NO. D-2 ON FIRST FLOOR IN WING "D" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mrs. Shilpa W/o Shashikant Deshpande, by a Sale Deed Dated 04/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City at Sr. No. 11404 on even date.

THAT, the said Mrs. Shilpa W/o Shashikant Deshpande has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by her bearing No. D-2 covering a Built-up area of 55.81 Sq. Mtrs. on First Floor in Wing "D" of "Shubhangi Apartments" chosen by her to M/s. Gajraj Builders Private Limited she has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Mrs. Shilpa W/o Shashikant Deshpande lateron transferred the said Apartment No. D-2 by way of sale to Mrs. Kalpana W/o Aniruddha Deo by a Sale Deed Dated 09/06/2008, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 3691 on even date.

(15) APARTMENT NO. D-3 ON SECOND FLOOR IN WING "D" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Babarao S/o Khushalrao Adgaonkar, by a Sale Deed Dated 10/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1792 on Pages 126 to 129 at Sr. No. 11601(P) on even date.

THAT, the said Shri. Babarao S/o Khushalrao Adgaonkar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-3 covering a Built-up area of 69.67 Sq. Mtrs. on Second Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an

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exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Babarao S/o Khushalrao Adgaonkar left for heavenly abode on 10-03-1996 and consequent upon his death/demise, his aforesaid property devolved upon his Widow namely Smt. Saral Balasaheb @ Babarao Adgaonkar, two Sons namely (1) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (2) Shri. Abhijit Balasaheb @ Babarao Adgaonkar and only Daughter namely Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), jointly by way of intestate succession, being the only legal heirs of the deceased.

(16) APARTMENT NO. D-4 ON THIRD FLOOR IN WING "D" :

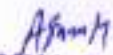
THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Kishor S/o Prabhakar Rao Khanorkar, by a Sale Deed Dated 30/03/1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 51 on Pages 157 to 164 at Sr. No. 1387(P) on 27/04/1992.

THAT, the said Shri. Kishor S/o Prabhakar Rao Khanorkar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(17) APARTMENT NO. E-1 ON GROUND FLOOR IN WING "E" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. H.M.T. Gowda by a Sale Deed Dated 04/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1785 on Pages 71 to 75 at Sr. No. 11298(P) on even date.

THAT, the said Shri. H.M.T. Gowda has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-1 covering a Built-up area of 55.81 Sq. Mtrs. on Ground Floor in Wing "E" of "Shubhangi Apartments" chosen


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by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. H.M.T. Gowda lateron transferred the said Apartment No. E-1 by way of sale to Shri. Ramesh S/o Hariswami Nilamwar by a Sale Deed Dated 17/02/2009, which is duly Registered in the Office of the Sub Registrar, Nagpur No. 5 in Book No. 1 at Sr. No. 463 on even date.

THAT, the aforesaid Shri. Ramesh S/o Hariswami Nilamwar further transferred the said Apartment No. E-1 by way of sale to Shri. Harshad S/o Arun Huddar and Mrs. Smita W/o Harshad Huddar jointly by a Sale Deed Dated 16/03/2009, which is duly Registered in the office of the Joint Sub Registrar, Nagpur No. 5 in Book No. 1 at Sr. No. 645 on even date.

THAT the said Shri. Harshad S/o Arun Huddar and Mrs. Smita W/o Harshad Huddar lateron in their turn jointly transferred the said Apartment No. E-1 by way of sale to (i) Shri. Anil S/o Damodar Pingle and (ii) Mrs. Anushri W/o Anil Pingle jointly by a Sale Deed Dated 17/08/2020 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 4348 on 20/08/2020.

(18) APARTMENT NO. E-2 ON FIRST FLOOR IN WING "E" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chaita No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Shri. Vilas S/o Wamanrao Deshpande and Mrs. Vijaya Vilas Deshpande jointly by a Sale Deed Dated 10/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1792 on Pages 135 to 138 at Sr. No. 11603(P) on even date.

THAT, the said Shri. Vilas S/o Wamanrao Deshpande and Mrs. Vijaya Vilas Deshpande has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-2 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "E" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited they have now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Vilas S/o Wamanrao Deshpande left for heavenly abode on 04-07-2016 and consequent upon his death/demise, his undivided 50 percent share in the aforesaid property comprising Apartment No. F-4 devolved upon his Widow Smt. Vijaya Vilasrao Deshpande and only son namely Shri. Vishal Vilasrao Deshpande jointly by way of intestate succession, being the only legal heirs of the deceased.

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(19) **APARTMENT NO. E-3 ON SECOND FLOOR IN WING "E" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. E-3 covering a Built-up area of 55.81 Sq. Mtrs. on the Second Floor of "Shubhangi Apartments", bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. S. Ponnu S/o Shri. Seeni by a Sale Deed Dated 19/12/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 844 on Pages 115 to 120 at Sr. No. 9876(P) on even date.

THAT, consequent upon the death of the said Shri. S. Ponnu S/o Shri. Seeni the aforesaid property devolved upon (i) Smt. Susila Maruthai Ponnu, (ii) Shri. Rakesh Kumar S. Ponnu, (iii) Mrs. Gurulakshmi P Vickram, and (iv) Sushil Kumar P S. Ponnu by way of intestate succession, being the only legal heirs of the deceased.

(20) **APARTMENT NO. E-4 ON THIRD FLOOR IN WING "E" :**

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Subhash S/o Sultansingh Yadav by a Sale Deed Dated 29/04/1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1372 on Pages 98 to 101 at Sr. No. 4507(P) on even date.

THAT, the said Shri. Subhash S/o Sultansingh Yadav has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-4 covering a Built-up area of 69.57 Sq. Mtrs. on Third Floor in Wing "E" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the aforesaid Shri. Subhash S/o Sultansingh Yadav lateron in his turn transferred the said Apartment No. E-4 by way of sale to Shri. B. Chandrashekhar Satyanarayan Naidu by a Sale Deed Dated 08/09/1998 and the same is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur-11 in Addl. Book No. 1 Volume No. 2248 on Pages 181 to 188 at Sr. No. 8657 (P) on even date.

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THAT, the aforesaid Shri. B. Chandrashekhar Satyanarayan Naidu lateron in his turn transferred the said Apartment No. E-4 by way of sale to Shri. Amit S/o Bhaskarrao Mankar by a Sale Deed Dated 28/08/2006 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5041/2006 on even date.

(21) APARTMENT NO. F-1 ON GROUND FLOOR IN WING "F" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Krishnarao S/o Vishnupant Tapikar by a Sale Deed Dated 16/02/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. A1 Volume No. 898 on Page No. 111 to 114 at Sr. No. 2166 on even date.

THAT, the said Shri. Krishnarao S/o Vishnupant Tapikar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-1 covering a Built-up area of 69.57 Sq. Mtrs. on Ground Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(22) APARTMENT NO. F-2 ON FIRST FLOOR IN WING "F" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Prem Shankar Rai by a Sale Deed Dated 17/11/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 822 on Pages 161 to 164 at Sr. No. 8896(P) on even date.

THAT, the said Shri. Prem Shankar Rai has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-2 covering a Built-up area of 69.57 Sq. Mtrs. on First Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Prem Shankar Rai lateron in his turn transferred the said Apartment No. F-2 by way of sale to Shri. Girish S/o Pandharinath Phalnikar by a Sale

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Deed Dated 17/08/2004, which is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur in Book No. 1 at Sr. No. 4869/2009 on even date.

(23) APARTMENT NO. F-3 ON SECOND FLOOR IN WING "F" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Ramesh S/o Saoji Undirwade by a Sale Deed Dated 07/01/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 864 on Pages 154 to 157 at Sr. No. 360 on even date.

THAT, the said Shri. Ramesh S/o Saoji Undirwade has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-3 covering a Built-up area of 69.70 Sq. Mtrs. on Second Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(24) APARTMENT NO. F-4 ON THIRD FLOOR IN WING "F" :

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-4 covering a Built-up area of 55.81 Sq. Mtrs. on the Third Floor, bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Shri. Anil S/o Raghupati Deshmukh by a Sale Deed Dated 21/02/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Addl. Book No. 1, at Sr. No. 2632 on even date.

THAT, the said Shri. Anil S/o Raghupati Deshmukh left for heavenly abode on 23-07-2020 and consequent upon his death/demise the aforesaid entire property comprising Apartment No. F-4 devolved upon his Widow Smt. Mangala Anil Deshmukh and two sons namely (i) Shri. Ajit Anil Deshmukh and (ii) Shri. Amit Anil Deshmukh jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT, the aforesaid Smt. Mangala Anil Deshmukh and Shri. Amit Anil Deshmukh lateron Released/Relinquished all their rights, title, share and interest in respect of the said property in favour of Shri. Ajit Anil Deshmukh by a Release Deed Dated 03/05/2023 and

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the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2576/2023 on even date. As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners for their respective Apartment in the said Multistoreyed Building standing on Plot No. 120-121 A and known and styled as "Shubhangi Apartments" Togetherwith the Undivided 1/24th share and interest each in the said Plots of land with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey; AND

THAT the aforesaid building has now become old and requires heavy repairs and maintenance. In the like manner there is a huge problem of Parking of Four Wheeler vehicles of the existing Apartments Owners as there is no sufficient space for parking of vehicles. Thus the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and further decided to RE-DEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein. That the aforesaid owners have formed "SHUBHANGI HEIGHTS" Maintenance Society for maintenance of the building. The details of Ownership of each Owners in the aforesaid property is as under -

Sr. No.	Apartment Owners	Apartment No.	Existing Floor	Built-up area as per Sale Deed (in Sq. Mtrs.)	Undivided share in land
1.	Shri. Prakash Krishnarao Uttarwar.	A-1	Ground	69.67	1/24 th
2.	a) Mrs. Rajshree Ramesh Pophali. b) Mr. Yogesh Ramesh Pophali. c) Mr. Girish Ramesh Pophali.	A-2	First	68.75	1/24 th
3.	Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal)	A-3	Second	69.57	1/24 th
4.	a) Shri. Anil Bhaskar Saraf, b) Shri. Shrikant Bhaskar Saraf & c) Mrs. Vaishali Rahul Deshpande.	A-4	Third	69.67	1/24 th
5.	Shri. Sunil Gopalrao Muley	B-1	Ground	69.67	1/24 th
6.	Mrs. Bharati Pawan Basakhetre.	B-2	First	69.33	1/24 th
7.	a) Shri. Girish Pundlik Awandhe, b) Shri. Deepak Pundlik Awandhe, c) Mrs. Manik Sanjay Ghate, d) Smt. Rajani Pundlik Awandhe,	B-3	Second	69.33	1/24 th
8.	Shri. Deepak Govindrao Deshpande	B-4	Third	69.67	1/24 th
9.	a) Shri. Aniruddha Madhaorao Kaduskar & b) Mrs. Sunetra Aniruddha Kaduskar.	C-1	Ground	69.67	1/24 th
10.	Shri. Prasanna Kumar Barhishad Bhattacharya.	C-2	First	69.67	1/24 th
11.	Mrs. Suhas Ganpatrao Shendre.	C-3	Second	69.67	1/24 th
12.	a) Smt. Arti Piyush Das, b) Shri. Pradeep Piyush Das & c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das.	C-4	Third	69.67	1/24 th
13.	Shri. Anil Arvind Mujumdar.	D-1	Ground	69.67	1/24 th
14.	Mrs. Kalpana Aniruddha Deo.	D-2	First	55.81	1/24 th


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Sr. No.	Apartment Owners	Apartment No.	Existing Floor	Built-up area as per Sale Deed (in Sq. Mtrs.)	Undivided share in land
15.	a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar,	D-3	Second	69.67	1/24 th
16.	Shri. Kishor Prabhakar Rao Khanorkar.	D-4	Third	69.67	1/24 th
17.	a) Shri. Anil Damodar Pingle & b) Mrs. Anushri Anil Pingle.	E-1	Ground	55.81	1/24 th
18.	a) Smt. Vijaya Vilasrao Deshpande b) Shri. Vishal Vilasrao Deshpande	E-2	First	69.67	1/24 th
19.	Shri. Amit Bhaskar Mankar.	E-4	Third	69.57	1/24 th
20.	Shri. Krishnarao Vishnupant Tapikar.	F-1	Ground	69.57	1/24 th
21.	Shri. Girish Pandharinath Phalnikar.	F-2	First	69.57	1/24 th
22.	Shri. Ramesh Saoji Undirwade.	F-3	Second	69.70	1/24 th
23.	Shri. Ajit Anil Deshmukh.	F-4	Third	55.81	1/24 th
24.	(a) Smt. Susila Maruthai Ponnu, (b) Shri. Rakesh Kumar S. Ponnu, (c) Mrs. Gurulakshmi P Vickram, and (d) Sushil Kumar P S. Ponnu	E-3	Second	55.81	1/24 th

THAT the aforesaid Owners namely (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, jointly decided to re-develop the said property comprising Plot Nos. 120 & 121 A into a RESIDENTIAL ESTATE by constructing

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a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein.

THAT accordingly by an Agreement of Development dated 02-04-2024, the aforesaid (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, jointly have entrusted the entire work of Development of the said Plot Nos. 120 & 121 A to the Developer M/s. OM BUILDCON, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, upon several terms and conditions contained therein. The said Agreement of Re-Development is duly registered in the office of the Sub Registrar, Nagpur-4 at Registered Sr. No. 364582024 on 02-04-2024 on payment of requisite Stamp Duty and Registration Fees payable thereon.

THAT for completion of the development works speedily, the aforesaid (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona

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Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu jointly have executed a General Power of Attorney in favour of **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut on 02-04-2024 and thereby allowed it to develop the said property and the said Power of Attorney is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 3646/2024 on 02-04-2024.

THAT, in pursuance of the aforesaid Agreement, **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot Nos. 120 & 121A and to be known and styled as "SHUBHANGI HEIGHTS" and the same is duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur, vide his Building Permit No. 279550 and Permit No. NMO/B/2024/APL/03292 Dated 21-01-2025.

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

- (i) Copy of Sale Deed Dated 03/10/1941 for Plot Nos. 120 & 121-A, executed by Court of Wards, Commissioner Chhattisgarh Division in favour of Shri. Wamanrao S/o Balwant Pendharkar, bearing Registered Sr. No. 209.
- (ii) Copy of Gift Deeds Dated 15/10/1973 & 16/10/1973 for Plot Nos. 120 & 121-A executed by Shri. Wamanrao S/o Balwant Pendharkar in favour of (i) Shri. Anand Pendharkar, (ii) Shri. Arvind Pendharkar, (iii) Shri. Vinayak Pendharkar and (iv) Shri. Ashok Pendharkar, Registered, bearing Registered Sr. Nos. 3133, 3134, 3135 and 3136.
- (iii) Copy of Building Permit No. CS/747/10736 Dated 21/03/1986 in Case No. CS/10736 of "Shubhangi Apartments".
- (iv) Copy of Sale Deed Dated 29/08/1986 for Plot No. 121 i.e. 121-A containing by admeasurement 441.29 Sq. Mtrs. executed by Shri. Anand Wamanrao Pendharkar in favour of M/s. Gajraj Builders Private Limited, bearing Registered Sr. No. 4098(P).
- (v) Copy of Sale Deed Dated 29/08/1986 for Plot No. 120-A containing by admeasurement 441.29 Sq. Mtrs., executed by Shri. Arvind Wamanrao Pendharkar in favour of M/s. Gajraj Builders Private Limited, bearing Registered Sr. No. 4099(P).
- (vi) Copy of Sale Deed Dated 29/08/1986 for Plot No. 120-B containing by admeasurement 441.29 Sq. Mtrs. executed by Shri. Ashok Wamanrao


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Pendharkar, in favour of M/s. Gajraj Builders Private Limited, bearing Registered Sr. No. 4100(P).

(vii) Copy of Deed of Declaration Dated 12/10/1989 for Plot Nos. 120 & 121-A executed by M/s. Gajraj Builders Private Limited, bearing 12048(P).

(viii) Copy of Sale Deed Dated 22/11/1989 for the Undivided 1/24th share and interest in Plot Nos. 120-121 A togetherwith Apartment No. A-1 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Prakash S/o Krishnarao Uttarwar, bearing Registered Sr. No. 13644(P).

(ix) Copy of Sale Deed Dated 19/12/1988 for the Undivided 1/24th share and interest in the Plot Nos. 120-121 A executed by M/s. Gajraj Builders Private Limited in favour of Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan, bearing Registered Sr. No. 9975.

(x) Copy of Deed of Apartment Dated 04/04/1994 for Apartment No. A-2 executed by M/s. Gajraj Builders Private Limited in favour of Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan, bearing Registered Sr. No. 1057(P).

(xi) Copy of Sale Deed Dated 19/05/1994 for Apartment No. A-2 executed by Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan in favour of Shri. Gopalkrishnan Nair S/o Late Shri. Raman Pillai, bearing Registered Sr. No. 1628.

(xii) Copy of Sale Deed Dated 15/03/2000 for Apartment No. A-2 executed by Shri. Gopalkrishnan Nair S/o Late Shri. Raman Pillai in favour of Mrs. Manjusha W/o Jalandhar Purohit and Shri. Jalandhar S/o Prabhakar Purohit, bearing Registered Sr. No. 469(P).

(xiii) Copy of Sale Deed Dated 30/01/2002 for Apartment No. A-2 executed by Mrs. Manjusha W/o Jalandhar Purohit and Shri. Jalandhar S/o Prabhakar Purohit in favour of (i) Shri. Ramesh Tryambak Pophali and (ii) Mrs. Rajshree W/o Ramesh Pophali, bearing Registered Sr. No. 313.

(xiv) Copy of Sale Deed Dated 18/10/1988 for the Undivided 1/24th share and interest in the Plot Nos. 120-121 A togetherwith the Apartment No. A-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Radhey Shyam S/o Rajaram Paliwal, bearing Registered Sr. No. 8261.

(xv) Copy of Sale Deed Dated 31/01/2007 for Apartment No. A-3 executed by Shri. Radhey Shyam S/o Rajaram Paliwal in favour of Miss. Kanak D/o Radhey Shyam Paliwal (after Marriage Mrs. Kanak Shashank Paliwal), bearing Registered Sr. No. 621.

(xvi) Copy of Sale Deed Dated 25/03/1992 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. A-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Bhaskar S/o Krishnarao Saraf, bearing Registered Sr. No. 887(P).

(xvii) Copy of Sale Deed Dated 14/01/1991 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. B-1 executed by M/s. Gajraj Builders Private

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Limited in favour of Shri. Sunil S/o Gopalrao Muley, bearing Registered Sr. No. 534.

(xviii) Copy of Sale Deed Dated 17/11/1988 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. B-2 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Gundearao S/o Kacharaji Patil, bearing Registered Sr. No. 9486 on even date.

(xix) Copy of Sale Deed Dated 30/01/2004 for the Apartment No. B-2 executed by Shri. Gundearao Kacharaji Patil in favour of Shri. Dinesh S/o Madhukarrao Anand Pandit, bearing Registered Sr. No. 559.

(xx) Copy of Sale Deed Dated 29/06/1990 for the Apartment No. B-2 executed by Shri. Dinesh Madhukarrao Anand Pandit in favour of Mrs. Bharati W/o Pawan Basakhetre, bearing Registered Sr. No. 1846.

(xxi) Copy of Sale Deed Dated 17/10/1988 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith Apartment No. B-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Pundlik S/o Janardan Awandhe, bearing Registered Sr. No. 8229(P).

(xxii) Copy of Sale Deed Dated 10/11/1989 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 togetherwith the Apartment No. B-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Deepak S/o Govindrao Deshpande and Smt. Nisha W/o Govindrao Deshpande, bearing Registered Sr. No. 13138.

(xxiii) Copy of Relinquishment Deed dated 18-10-2023 for Apartment No. B-4 executed by (i) Mr. Prakash Govindrao Deshpande, (ii) Mrs. Pratibha Madhav Dolhare and (iii) Jyoti Ashok Joshi in favour of Shri. Deepak S/o Govindrao Deshpande, bearing Registered Sr. No. 9080/2023.

(xxiv) Copy of Sale Deed Dated 24/04/1991 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. C-1 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Aniruddha S/o Madhaorao Kaduskar and Mrs. Sunetra W/o Aniruddha Kaduskar, bearing Registered Sr. No. 4340.

(xxv) Copy of Sale Deed Dated 07/02/1989 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. C-2 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Prasanna Kumar S/o Barhishad Bhattacharya, bearing Registered Sr. No. 1697.

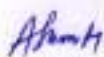
(xxvi) Copy of Sale Deed Dated 12/10/1989 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. C-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Pamidipaty Sunil Rao, bearing Registered Sr. No. 12116.

(xxvii) Copy of Sale Deed Dated 18/02/2005 for Apartment No. C-3 executed by Shri. Pamidipaty Sunil Rao in favour of Mrs. Suhas W/o Ganpatrao Shendre, bearing Registered Sr. No. 1212.

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- (xxviii) Copy of Deed Dated 24/04/1991 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. C-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Piyush S/o Kanti Das, bearing Registered Sr. No. 4339.
- (xxix) Copy of Sale Deed Dated 10-09-1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. D-1 executed by M/s. Gajraj Builders Private Limited in favour of Mrs. Vanalata Arun Huddar, bearing Registered Sr. No. 11605(P).
- (xxx) Copy of Agreement to Sell Dated 23-02-2007 for the Apartment D-1 executed by Mrs. Vanalata Arun Huddar in favour of Shri. Anil S/o Arvind Mujumdar, bearing Registered Sr. No. 1243/2007.
- (xxxi) Copy of Sale Deed Dated 23-05-2007 and Correction Deed Dated 22-06-2007 executed by Mrs. Vanalata Arun Huddar in favour of Shri. Anil S/o Arvind Mujumdar, bearing Registered Sr. No. 2756/2007 and Sr. No. 3487/2007 respectively.
- (xxxii) Copy of Sale Deed Dated 04/09/1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. D-2 executed by M/s. Gajraj Builders Private Limited in favour of Mrs. Shilpa W/o Shashikant Deshpande, bearing Registered Sr. No. 11404.
- (xxxiii) Copy of Sale Deed Dated 09/06/2008 for Apartment No. D-2 executed by Mrs. Shilpa W/o Shashikant Deshpande in favour of Mrs. Kalpana W/o Aniruddha Deo, bearing Registered Sr. No. 3691.
- (xxxiv) Copy of Sale Deed Dated 10/09/1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. D-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Babarao S/o Khushalrao Adgaonkar, bearing Registered Sr. No. 11601(P).
- (xxxv) Copy of Sale Deed Dated 30/03/1992 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. D-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Kishor S/o Prabhakarrao Khanorkar, bearing Registered Sr. No. 1387(P).
- (xxxvi) Copy of Sale Deed Dated 04/09/1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. E-1 executed by M/s. Gajraj Builders Private Limited in favour of Shri. H.M.T. Gowda, bearing Registered Sr. No. 11298(P).
- (xxxvii) Copy of Sale Deed Dated 17/02/2009 for the Apartment No. E-1 executed by Shri. H.M.T. Gowda in favour Shri. Ramesh S/o Hariswami Nilamwar, bearing Registered Sr. No. 463 on even date.
- (xxxviii) Copy of Sale Deed Dated 16/03/2009 for the Apartment No. E-1 executed by Shri. Ramesh S/o Hariswami Nilamwar in favour of Shri. Harshad S/o


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Arun Huddar and Mrs. Smita W/o Harshad Huddar, bearing Registered Sr. No. 645.

(xxxix) Copy of Sale Deed Dated 10/09/1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. E-2 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Vilas S/o Wamanrao Deshpande and Mrs. Vijaya Vilas Deshpande, bearing Registered Sr. No. 11603(P).

(xl) Copy of Sale Deed Dated 19/12/1988 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. E-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. S. Ponnu S/o Shri. Seen, bearing Registered Sr. No. 9876(P).

(xli) Copy of Sale Deed Dated 29/04/1991 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. E-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Subhash S/o Sultansingh Yadav, bearing Registered Sr. No. 4507(P).

(xlii) Copy of Sale Deed Dated 08/09/1998 for the Apartment No. E-4 executed by Shri. Subhash S/o Sultansingh Yadav in favour of Shri. B. Chandrashekhar Satyanarayan Naidu, bearing Registered Sr. No. 8657 (P) on even date.

(xliii) Copy of Sale Deed Dated 16/02/1989 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. F-1 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Krishnarao S/o Vishnupant Tapikar, bearing Registered Sr. No. 2166.

(xliv) Copy of Sale Deed Dated 17/11/1988 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. F-2 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Prem Shankar Rai, bearing Registered Sr. No. 8896(P).

(xlv) Copy of Sale Deed Dated 17/08/2004 for the Apartment No. F-2 executed by Shri. Prem Shankar Rai in favour of Shri. Girish S/o Pandharinath Phalnikar, bearing Registered Sr. No. 4869/2009.

(xlvi) Copy of Sale Deed Dated 07/01/1989 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. F-3 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Ramesh S/o Saoji Undirwade, bearing Registered Sr. No. 360.

(xlvii) Copy of Sale Deed Dated 21/02/1990 for the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A togetherwith the Apartment No. F-4 executed by M/s. Gajraj Builders Private Limited in favour of Shri. Anil S/o Raghupati Deshmukh, bearing Registered Sr. No. 2632.

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 Khamla Road, Nagpur-15

(xlvi) Copy of Release Deed Dated 03/05/2023 for the Apartment No. F-4 executed by Smt. Mangala Anil Deshmukh and Shri. Amit Anil Deshmukh in favour of Shri. Ajit Anil Deshmukh, bearing Registered Sr. No. 2576/2023.

(xlix) Copy of Agreement of Development dated 02-04-2024 Plot Nos. 120 & 121 A executed by (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P. S. Ponnu, in favour of **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, bearing Registered Sr. No. 364582024.

(l) Copy of General Power of Attorney Dated 02-04-2024 for Plot No. 120 & 121 A executed by (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai

Ashwin R. Patil

ASHWIN R. PATIL

Advocate

54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu in favour of **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, bearing Registered Sr. No. 3646/2024 on 02-04-2024.

(ii) Building Permit/Sanctioned Map Dated 21.01.2025.

THAT all the aforesaid documents produced before by (1) Shri. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal, (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Shri. Anil Bhaskar Saraf, (4-b) Shri. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Shri. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Shri. Girish Pundlik Awandhe, (7-b) Shri. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Shri. Deepak Govindrao Deshpande, (9-a) Shri. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Shri. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Shri. Pradeep Piyush Das, (12-c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Shri. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar, (16) Shri. Kishor Prabhakar Rao Khanorkar, (17-a) Shri. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Shri. Vishal Vilasrao Deshpande, (19) Shri. Amit Bhaskar Mankar, (20) Shri. Krishnarao Vishnupant Tapikar, (21) Shri. Girish Pandharinath Phalnikar, (22) Shri. Ramesh Saoji Undirwade, (23) Shri. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Shri. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, acting through their Constituted Attorney **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Shri Sachin Dinkar Mehar, (3) Shri Anandkumar Bodaram Tarwani, (4) Shri Ashish Madhukar Rahate and (5) Shri Shantanu Vinod Raut, 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 Nos. 120 & 121 A of Mouza - KHAMLA in Tahsil and District - NAGPUR of the period of 30 (Thirty) Years (i.e. 1995 to 2025) vide GRN No. MH014914833202425E dated 23-01-2025.

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 : 23.01.2025


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



CHALLAN
MTR Form Number-6



GRN	MH014914833202425E	BARCODE			Date	23/01/2025-19:54:25		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Ashwin Rohidas Patil	
Location				NAGPUR					
Year				2024-2025 One Time		Flat/Block No.		54	
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			375.00		Road/Street		SAWARKAR NAGAR		
					Area/Locality		NAGPUR		
					Town/City/District				
					PIN		440015		
					Remarks (If Any)				
					Plot Nos 120 and 121A mouza KHAMLA CITY SURVEY NO 209B/181				
Total			375.00		Amount In		Three Hundred Seventy Five Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA				Bank CIN		Ref. No.		00040572025012390330	
Cheque/DD Details				Bank Date		RBI Date		23/01/2025-19:24:55	
Cheque/DD No.						Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9822936551
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तासाठी लागू नाही.