

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
"AARADHYA", PLOT NO. 38,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To
MaharERA,
Mumbai

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land bearing Plot No. 11 in Block 'R' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 100 Ft x 80 Ft. equal to 8000 Sq. Ft. (OR 743.1024 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 333, 333/1, 333/2, 333/3, 333/4, 333/5, 333/6, 333/7, 333/8, 333/9, 333/10 and 333/11, City Survey No. 348 and Sheet No. 34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.

1. I have investigated the title of the said Piece of land on the request of M/S. SHREENIWAS HOME MAKERS, A Partnership Firm having its Office at M-001, Mezzanine Floor, Shrika Corporate, Behind Gulmohar Hall, Pande Layout, Khamla Road, Nagpur and the verified the documents placed before me for my perusal:-

(i) Description of the Property:

ALL THAT Piece and Parcel of land bearing Plot No. 11 in Block 'R' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 100 Ft x 80 Ft. equal to 8000 Sq. Ft. (OR 743.1024 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 333, 333/1, 333/2, 333/3, 333/4, 333/5, 333/6, 333/7, 333/8, 333/9, 333/10 and 333/11, City Survey No. 348 and Sheet No. 34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 10 IN BLOCK 'R',
ON THE WEST	-	OPEN LAND BELONGING TO SOCIETY,
ON THE NORTH	-	CONSERVANCY LANE AND
		PLOT NO. 12 IN BLOCK 'R',
ON THE SOUTH	-	40 FT. WIDE ROAD.

Contd. . .

A.A. LULAY

Advocate
Nagpur

II. Documents available/perused:

1. Photocopy of Sale Deed Dated 7-4-1960.
2. Photocopy of Sale Deed Dated 12-12-1979.
3. Photocopy of Building Permit No. CS/7988/12449 Dated 20-2-1980.
4. Photocopy of Sale Deed Dated 5-12-2003.
5. Photocopy of Sale Deed Dated 22-10-2003.
6. Photocopy of Sale Deed Dated 3-7-1980.
7. Photocopy of Sale Deed Dated 17-12-1997.
8. Photocopy of Sale Deed Dated 25-3-2008.
9. Photocopy of Sanctioned Plan and Permit Dated 30-8-2024.
10. Photocopy of Agreement of Re-Development and Sale Dated 4-8-2021.
11. Photocopy of Power of Attorney Dated 16-9-2021.

III. Property Card Dated 18-3-2025 issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 2657 Dated 8-1-2004, 7987 Dated 12-3-2009, 20917 Dated 13-8-2022, 15888 Dated 3-5-2017, 3209 Dated 10-12-2004, 19880 Dated 14-12-2021, 11181 Dated 4-9-2012, 17316 Dated 18-7-2018, 3269 Dated 3-1-2005, 3276 Dated 3-1-2005, 3270 Dated 3-1-2005 and 3272 Dated 3-1-2005.

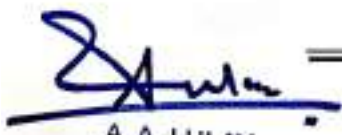
IV. Search Report for 13 Years i.e. from 2012 to 2025.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

Sr. No.	Name of Owners	City Survey No.	Mutation Entry No.	Mutation Entry Date
1	Shri. Vijay S/o Prabhakar Gadkari and Mrs. Surekha W/o Vijay Gadkari	348	2657	8-1-2004
2	Shri. Madhukar S/o Ramchandra Thosar and Mrs. Madhavi W/o Madhukar Thosar	348	7987	12-3-2009
3	Shri. V. Chandrashekhar S/o Late Shri. M.C.V.S. Manian	348	20917	13-8-2022
4	Shri. Manish S/o Madhusudan Gokhale	348	15888	3-5-2017
5	Shri. Govind S/o Laxman Wadodkar	348	3209	10-12-2004
6	Shri. Mahesh S/o Madhukar Kakde	348	19880	14-12-2021

Contd. . .


A. A. LULAY
Advocate
Reg. No. MAH/4294/2016

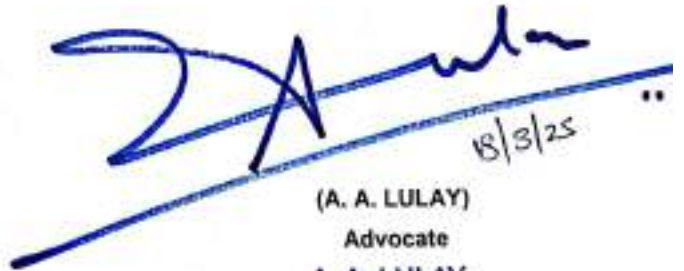
7	Dr. Abhay S/o Late Shri. Keshaorao Pande, Shri. Dattatray S/o Late Shri. Keshaorao Pande and Mrs. Jayashree W/o Sunil Ghate	348	11181	4-9-2012
8	Shri. Pralhad S/o Kishanrao Pande	348	17316	18-7-2018
9	Shri. Mannar Krishna S/o K. M. Aprameya	348	3269	3-1-2005
10	Smt. Ranjana Wd/o Late Shri. Subhash Kedar, Shri. Shantanu S/o Late Shri. Subhash Kedar and Shri. Niraj S/o Late Shri. Subhash Kedar	348	3276	3-1-2005
11	Mrs. Sujata W/o Sharad Deshmukh	348	3270	3-1-2005
12	Mrs. Vijayanti Wd/o Late Shri. Dattatray Dixit, Shri. Amit S/o Late Shri. Dattatray Dixit and Mrs. Vinaya W/o Vilas Deshpande (Maiden Name Miss. Aparna Dattatray Dixit)	348	3272	3-1-2005

3. The report reflecting the flow of the title of Shri. Vijay Prabhakar Gadkari, Mrs. Surekha Vijay Gadkari, Shri. Madhukar Ramchandra Thosar, Mrs. Madhavi Madhukar Thosar, Shri. V. Chandrashekhar, Shri. Manish Madhusudan Gokhale, Shri. Govind Laxman Wadodkar, Shri. Mahesh Madhukar Kakde, Dr. Abhay Keshaorao Pande, Air Marshal Dattatray Keshaorao Pande, Mrs. Jayashree Sunil Ghate, Shri. Pralhad Kishanrao Pande, Shri. Mannar Krishna K. M. Aprameya, Smt. Ranjana Subhash Kedar, Shri. Shantanu Subhash Kedar, Shri. Niraj Subhash Kedar, Mrs. Sujata Sharad Deshmukh, Mrs. Vijayanti Dattatray Dixit, Shri. Amit Dattatray Dixit and Mrs. Vinaya Vilas Deshpande on the said Land/Plot is enclosed herewith as Annexure - A.

NAGPUR

DATED : 18-3-2025.

Enclosed : Annexure - A.


18/3/25

(A. A. LULAY)

Advocate

A. A. LULAY

Advocate

Reg. No. MAH/4294/2016

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
"AARADHYA", PLOT NO. 38,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

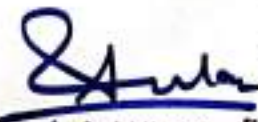
THAT ALL THAT Piece and Parcel of land bearing Plot No. 11 in Block 'R' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 100 Ft x 80 Ft. equal to 8000 Sq. Ft. (OR 743.1024 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 348 and Sheet No. 34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Shri. Vasantrao S/o Shyamrao Mahajan, having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 7-4-1960, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 654 at Sr. No. 746(P) on even date.

THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue case No. 104/A-2/1966-67.

THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreements Dated 13-4-1942 and 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

THAT the said Shri. Vasantrao S/o Shyamrao Mahajan lateron transferred the said Plot No. R-11 by way of Sale to M/s. Jhelam Apartments, a Partnership Firm having its Registered Office at 45, Hill Road, Gokulpeth, Nagpur by a Sale Deed Dated 12-12-1979, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4898 on even date.

THAT the said M/s. Jhelam Apartments lateron decided to develop the aforesaid Plot No. 11 in Block 'R' into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.


A. A. LULAY
Advocate
1. No. MAH/4294/2018

Contd. . .

THAT accordingly it prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "JHELAM 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/7988/12449 Dated 20-2-1980.

THAT the said M/s. Jhelam Apartments lateron transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Purushottam S/o Narayanrao Pathak by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 3534(P) on even date. The said Shri. Purushottam S/o Narayanrao Pathak having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. G-1 covering a Built-up area of 62.24 Sq. Mtrs. on the Ground Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Purushottam S/o Narayanrao Pathak in his turn transferred the said Apartment No. G-1 by way of Sale to Shri. Vijay S/o Prabhakar Gadkari and Mrs. Surekha W/o Vijay Gadkari by a Sale Deed Dated 5-12-2003, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2041 on even date.

THAT in the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Prakash S/o Balkrishna Antapurkar by a Sale Deed Dated 3-10-1980, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 4502(P) on even date. The said Shri. Prakash S/o Balkrishna Antapurkar having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. G-2 covering a Built-up area of 62.24 Sq. Mtrs. on the Ground Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Prakash S/o Balkrishna Antapurkar in his turn transferred the said Apartment No. G-2 by way of Sale to Shri. Madhukar S/o Ramchandra Thosar and Mrs. Madhavi W/o Madhukar Thosar by a Sale Deed Dated 22-10-2003, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1620 on even date.

THAT the said M/s. Jhelam Apartments lateron transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. V. Chandrashekhar S/o Late Shri. M.C.V.S. Manian by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1 at Sr. No. 3535(P) on 18-8-1980. The said Shri. V. Chandrashekhar S/o Late Shri. M.C.V.S. Manian having

Contd. . .

also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. G-3 covering a Built-up area of 62.24 Sq. Mtrs. on the Ground Floor of Jhelam Apartments to M/s. Jhelam Apartments, he has become an exclusive, absolute and full owner thereof with heritable and transferable rights therein.

THAT In the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Deoji S/o Hirjibhai Rathod by a Sale Deed Dated 26-9-1980, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 14417(P) on even date. The said Shri. Deoji S/o Hirjibhai Rathod having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. G-4 covering a Built-up area of 62.24 Sq. Mtrs. on the Ground Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Deoji S/o Hirjibhai Rathod in his turn transferred the said Apartment No. G-4 by way of Sale to Mrs. Vaishali W/o Madhusudan Gokhale by a Sale Deed Dated 6-4-1993, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 138 on Pages 209 to 218 at Sr. No. 1094 on even date.

THAT the said Smt. Vaishali W/o Madhusudan Gokhale breathed her last on 25-10-2015 (her husband Shri. Madhusudan Gokhale pre-deceased her on 8-2-1997) and consequent upon her death/demise the said Apartment No. G-4 devolved upon her son Shri. Manish by way of intestate succession, being the only legal heir of the deceased.

THAT the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Yashwant S/o Wasudeo Kharpathe by a Sale Deed Dated 25-8-1980, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 4128(P) on even date. The said Shri. Yashwant S/o Wasudeo Kharpathe having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. F-1 covering a Built-up area of 62.24 Sq. Mtrs. on the First Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Yashwant S/o Wasudeo Kharpathe in his turn transferred the said Apartment No. F-1 by way of Sale to Shri. Govind S/o Laxman Wadodkar by a Sale Deed Dated 17-12-1997, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1972 on Pages 184 to 189 at Sr. No. 9281 on even date.

Contd. . .


A. A. LULAY

Advocate

Reg. No. MAH/4294/2016

THAT in the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Madhukar S/o Ramchandra Kakde by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Sub-Registrar-III, Nagpur in Addl. Book No. 1 at Sr. No. 3532(P) on even date. The said Shri. Madhukar S/o Ramchandra Kakde having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. F-2 covering a Built-up area of 62.24 Sq. Mtrs. on the First Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Madhukar S/o Ramchandra Kakde left for heavenly abode on 5-1-2014 and consequent upon his death/demise the said Apartment No. F-2 devolved upon his widow Smt. Sudha, only son Shri. Mahesh and 2 daughters namely Mrs. Smita W/o Patanjali Maduskar and Mrs. Shyamla W/o Milind Puranik, being the only legal heirs of the deceased.

THAT the said Smt. Sudha Wd/o Late Shri. Madhukar Kakde also left for heavenly abode on 22-2-2017 and consequent upon her death/demise her share in the aforesaid property devolved upon her son and daughters by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Mrs. Smita W/o Patanjali Maduskar and Mrs. Shyamla W/o Milind Puranik lateron relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of their Brother Shri. Mahesh S/o Late Shri. Madhukar Kakde by a Deed of Release Dated 17-1-2014.

THAT the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Keshao S/o Ramchandra Pande by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 3530(P) on even date. The said Shri. Keshao S/o Ramchandra Pande having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. F-3 covering a Built-up area of 62.24 Sq. Mtrs. on the First Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Keshao S/o Ramchandra Pande left for heavenly abode on 9-8-2006 and consequent upon his death/demise the said Apartment No. F-3 devolved upon his widow Smt. Vidya, 2 sons namely Shri. Dattatray and Dr. Abhay and only daughter Mrs. Jayashree W/o Sunil Ghate, being the only legal heirs of the deceased.

Contd. . .


A. A. LULAY
Advocate
Reg. No. MAH/4284/2016

THAT the said Smt. Vidya Wd/o Late Shri. Keshao Pande also left for heavenly abode on 19-5-2020 and consequent upon her death/demise her share in the said Apartment No. F-3 devolved upon her 2 sons namely Shri. Dattatray and Dr. Abhay and only daughter Mrs. Jayashree W/o Sunil Ghate, being the only legal heirs of the deceased.

THAT in the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Suresh S/o Krushnarao Deshpande by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Sub-Registrar-III, Nagpur in Addl. Book No. 1 at Sr. No. 3531(P) on 10-8-1980. The said Shri. Suresh S/o Krushnarao Deshpande having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. F-4 covering a Built-up area of 62.24 Sq. Mtrs. on the First Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Suresh S/o Krushnarao Deshpande left for heavenly abode on 24-9-1998 and consequent upon his death/demise the said Apartment No. F-4 devolved upon his widow Smt. Sheela, only son Shri. Nikhil and only daughter Mrs. Deepti W/o Prasad Chincholkar, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Smt. Sheela Wd/o Late Suresh Deshpande, Shri. Nikhil S/o Late Suresh Deshpande and Mrs. Deepti W/o Prasad Chincholkar lateron jointly transferred the said Apartment No. F-4 by way of Sale to Shri. Pralhad S/o Kishanrao Pande by a Sale Deed Dated 25-3-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1685 on even date.

THAT the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Mannar Krishna S/o K. M. Aprameya by a Sale Deed Dated 25-8-1980, which is duly Registered in the Office of the Sub-Registrar-I, Nagpur in Addl. Book No. 1 at Sr. No. 4127 on even date. The said Shri. Mannar Krishna S/o K. M. Aprameya having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. S-1 covering a Built-up area of 62.24 Sq. Mtrs. on the Second Floor of Jhelam Apartments to M/s. Jhelam Apartments, he has become an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT in the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Subhash S/o Parshuram Kedar by a Sale Deed Dated 3-7-1980, which is duly Registered in the Office of the Sub-Registrar-III, Nagpur in Addl. Book No. 1 at Sr. No. 3535 (P) on 18-8-1980. The said Shri. Subhash S/o Parshuram Kedar having also paid, provided and

Contd. . .


A. A. LULAY

Advocate

Reg. No. MAH/4294/2016

contributed the entire agreed cost of construction of the Apartment bearing No. S-2 covering a Built-up area of 62.24 Sq. Mtrs. on the Second Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Subhash S/o Parshuram Kedar left for heavenly abode on 9-1-2001 and consequent upon his death/demise the said Apartment No. S-2 devolved upon his widow Smt. Ranjana and 2 sons namely Shri. Shantanu and Shri. Niraj, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Mrs. Sujata W/o Sharad Deshmukh by a Sale Deed Dated 25-8-1980, which is duly Registered in the Office of the Sub-Registrar-I, Nagpur in Addl. Book No. 1 at Sr. No. 4126 (P) on even date. The said Mrs. Sujata W/o Sharad Deshmukh having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. S-3 covering a Built-up area of 62.24 Sq. Mtrs. on the Second Floor of Jhelam Apartments to M/s. Jhelam Apartments, she has become an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT in the like manner the said M/s. Jhelam Apartments transferred the Undivided 1/12th share and interest in the said Plot No. R-11 to Shri. Dattatraya S/o Namdeorao Dixit by a Sale Deed Dated 25-8-1980, which is duly Registered in the Office of the Sub-Registrar-I, Nagpur in Addl. Book No. 1 at Sr. No. 4125 (P) on even date. The said Shri. Dattatraya S/o Namdeorao Dixit having also paid, provided and contributed the entire agreed cost of construction of the Apartment bearing No. S-4 covering a Built-up area of 62.24 Sq. Mtrs. on the Second Floor of Jhelam Apartments to M/s. Jhelam Apartments, he became an absolute, exclusive and full owner thereof with heritable and transferable rights therein.

THAT the said Shri. Dattatraya S/o Namdeorao Dixit left for heavenly abode on 9-7-2006 and consequent upon his death/demise the said Apartment No. S-4 devolved upon his widow Smt. Vijayanti, only son Shri. Amit and only Daughter Miss. Aparna D/o Late Shri. Dattatraya Dixit by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the said Shri. Vijay S/o Prabhakar Gadkari and others have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein.

THAT the aforesaid Building known and styled as "JHELAM APARTMENTS" is now too old and it requires major repairs and renovations. Moreover the said Shri. Vijay S/o Prabhakar Gadkari and others have found it expedient to demolish the existing building and to construct a New Building on the said Plot of land having all modern amenities and facilities therein.



A. A. LULAY
Advocate
Reg. No. MAH/4294/2016

Contd. . .

THAT the Owners namely Shri. Vijay Prabhakar Gadkari, Mrs. Surekha Vijay Gadkari, Shri. Madhukar Ramchandra Thosar, Mrs. Madhavi Madhukar Thosar, Shri. V. Chandrashekhar, Shri. Manish Modhusudan Gokhale, Shri. Govind Laxman Wadodkar, Shri. Mahesh Madhukar Kakde, Dr. Abhay Kesharao Pande, Air Marshal Dattatray Kesharao Pande, Mrs. Jayashree Sunil Ghale, Shri. Pralhad Kishanrao Pande, Shri. Mannar Krishna K. M. Aprameya, Smt. Ranjana Subhash Kedar, Shri. Shantanu Subhash Kedar, Shri. Niraj Subhash Kedar, Mrs. Sujata Sharad Deshmukh, Mrs. Valljayanti Dattatray Dixit, Shri. Amit Dattatray Dixit and Mrs. Vinaya Vilas Deshpande lateron jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Re-Development Dated 4-8-2021 they have entrusted the entire work of Development of the said property to M/s. Shreeniwas Homemakers, A Partnership Firm having its Office at M-001, Mezzanine Floor, Shrika Corporate, Behind Gulmohar Hall, Pande Layout, Khamla Road, Nagpur. The said Agreement of Re-Development and Sale Dated 4-8-2021 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7253 on 16-9-2021 on payment of requisite Stamp Duty of Rs. 26,50,850/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. The said Agreement of Re-Development and Sale Dated 4-8-2021 is Adjudicated under Section 32(1)(b) of The Maharashtra Stamp Act, 1958 by the Collector of Stamps, Nagpur City vide his Order Dated 15-9-2021 passed in Adjudication Case No. 73/2021 submitted on 4-8-2021.

THAT by the same Agreement they have further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Shreeniwas Homemakers.

THAT in pursuance of the said Agreement the M/s. Shreeniwas Homemakers has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot of land and to be known and styled as "SHREE LAXMI VYANKATESH APARTMENTS" and the same is duly sanctioned by the Deputy Director of Town Planning of the Nagpur Municipal Corporation vide his Building Permit No. NMO/B/2024/APL/02423 Dated 30-8-2024 Proposal Code : NMO-23-46722.. The said M/s. Shreeniwas Homemakers have decided to load the T.D.R./T.O.D. of 295.06 Sq. Mtrs. on the proposed Multistoreyed building.

THAT the said entire property is submitted to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 12274 on 29-11-2024.

Contd. . .

A. A. LULAY

Advocate

Reg. No. MAH/4294/2016

B. Property Card Dated 18-3-2025 issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 2657 Dated 8-1-2004, 7987 Dated 12-3-2009, 20917 Dated 13-8-2022, 15888 Dated 3-5-2017, 3209 Dated 10-12-2004, 19880 Dated 14-12-2021, 11181 Dated 4-9-2012, 17316 Dated 18-7-2018, 3269 Dated 3-1-2005, 3276 Dated 3-1-2005, 3270 Dated 3-1-2005 and 3272 Dated 3-1-2005.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-1 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely Shri. Vijay Prabhakar Gadkari, Mrs. Surekha Vijay Gadkari, Shri. Madhukar Ramchandra Thosar, Mrs. Madhavi Madhukar Thosar, Shri. V. Chandrashekhar, Shri. Manish Madhusudan Gokhale, Shri. Govind Laxman Wadodkar, Shri. Mahesh Madhukar Kakde, Dr. Abhay Kesharao Pande, Air Marshal Dattatray Kesharao Pande, Mrs. Jayashree Sunil Ghate, Shri. Pralhad Kishanrao Pande, Shri. Mannar Krishna K. M. Aprameya, Smt. Ranjana Subhash Kedar, Shri. Shantanu Subhash Kedar, Shri. Niraj Subhash Kedar, Mrs. Sujata Sharad Deshmukh, Mrs. Vijayanti Dattatray Dixit, Shri. Amit Dattatray Dixit and Mrs. Vinaya Vilas Deshpande hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2012 to 2025 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. MH017987219202425EE Dated 18-3-2025.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR

DATED : 18-3-2025.



(A. A. LULAY)

Advocate

A. A. LULAY

Advocate

Reg. No. MAH/4294/2016



CHALLAN
MTR Form Number-6



GRN	MH017987219202425E	BARCODE			Date	18/03/2025-14:04:31		Form ID							
Department				Inspector General Of Registration						Payer Details					
Search Fee				TAX ID / TAN (If Any)											
Type of Payment				Other Items						PAN No.(If Applicable)					
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN						Full Name					
Location				PUNE						Ajinkya Anant Lulay					
Year				2024-2025 One Time						Flat/Block No.					
Account Head Details				Amount In Rs.						Premises/Building					
0030072201 SEARCH FEE				325.00						Road/Street					
										Area/Locality					
										Town/City/District					
										PIN					
										Remarks (If Any)					
Total				325.00						Amount In					
										Words					
										Three Hundred Twenty Five Rupees Only					
Payment Details				PUNJAB NATIONAL BANK						FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN						Ref. No.					
				03006172025031800770						630933391					
Cheque/DD No.				Bank Date						RBI Date					
				18/03/2025-14:05:05						Not Verified with RBI					
Name of Bank				Bank-Branch						PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date						Not Verified with Scroll					

Department ID : 671317536

Mobile No. : 9730414589

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.