SANJAY K. UTWAL
ADVOCATE

30th May, 2022

FORMAT – A (Circular No. 28/2021)

To
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
6th & 7th Floor,
Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051.

LEGAL TITLE REPORT ("REPORT")

Subject : Title Clearance Certificate with respect to all that piece & parcel of land bearing Plot No. 1,2,4,5,67 comprising out of Survey No. 248, 257/2, 258/I-G & 258/1-K, 258/2, P.H. No. 42, admeasuring about 15,368.082 Sq. Mts. of Mouza Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & District Nagpur-441122 (the said "**Land"**) which is more particularly described in the **SCHEDULE** hereunder written.

1. Introduction (PART NO.1): I have investigated the title of the said Land (more particularly described hereunder) on the request of M/s. Radha Madhav Developers, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, bearing its Registration No. NGP-122220/2011-12, having its registered office at Plot No. 125, Ward No. 3, Abhyankar Road, Sitabuldi, Nagpur – 440 012 (the said "Developer") as per the following documents i.e.

1.1.I have been provided with the photocopies/ electronic copies of the following documents:

1.1.1. Original Updated 7/12 Extract of land parcel bearing Survey No. 248, 257/2, 258/I-G & 258/1-K, 258/2 admeasuring 15368.18 Sq. Mts. of Mouza-Jamtha, Tahsil Nagpur (Rural) & District Nagpur dated 04.09.2020 in the name of M/s. Radha Madhav Developers

1.1.2. Copy of Registered sale deed dated 20.10.1989 in Addl. Book No. I, Volume No 196 on pages 89 to 94 at Sr. No. 4757 dt 20.10.1989 between Shri Fattu Ganpati Dahake in favor of Shri. Shreekant Dewataprasad Tiwari & others for 258 area 6.90 HR

1.1.3. Copy of Registered sale deed dated 24.10.2005 Regd. at SRO-10, Nagpur vide Sr. No. 6354 between Shri. Dnyaneshwar Gopalrao Bhugade & Shri. Ritesh Narayan Shelkar in favor of Shri. Ramakant Wasudeo Shukla for 258/2 area 1.00 HR

1.1.4. Copy of Registered Deed of Relinquishment dated 28.12.2006 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 7514 between Smt. Chandrabhagabai Mahadeo Gandhare in favor of Shri Waman Paikuji Dhage & others for Survey No. 257 area 8.34 HR

1.1.5. Copy of Compromise decree Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff against Shri. Natthu S/o Ramaji Mute & others dated 01.03.2006 before Hon'ble Civil Judge, Senior Division, Nagpur vide RCS No. 280/2006 for Survey No. 247 & 248

1.1.6. Copy of Registered Deed of Relinquishment dt. 23.03.2006 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 1336 dt. 23.03.2006 between Smt. Rukhamabai alias Chandrabhaga Jangluji Tapre & others in favor of Smt. Sakhubai alias Parvatabai Narayanrao Ashtankar for Survey No. 257 area 0.55 HR

1.1.7. Copy of Registered POA dated 06.05.2006 Regd. at SRO-1, Nagpur vide Sr. No. 2547 between Principal Shri. Ahibaran Ramsumer Pal and Shri. Arvind Ahibaran Pal Agent for Survey No. 258/1/G admeasuring 1.00 Hectares

1.1.8. Copy of Registered Deed of Relinquishment dated 29.06.2006 Regd. at SRO-7, Nagpur vide Sr. No. 3194 between Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff & others in favor of Shri. Natthu S/o Ramaji Mute & others 11 for Survey No. 247 & 248

1.1.9. Copy of Deed of Cancellation of POA dated 03.11.2006 Regd. at SRO-8, Nagpur vide Sr. No. 5961 between Principal Shri. Ahibaran Ramsumer Pal and Shri. Arvind Ahibaran Pal Agent for Survey No. 258/1/G admeasuring 1.00 Hectares

1.1.10. Copy of Registered sale Deed dated 12.02.2007 Regd. at SRO-7, Nagpur vide Sr. No. 895 in favor of Radha Madhav for Kh No. 247 admeasuring about 1.54 HR & 248 admeasuring about 10.65 Hectares

1.1.11. Copy of Registered Sale Deed dated 20.04.2007 Regd. at SRO-7, Nagpur vide sr. no. 2402 between Shri. Chintaman Shivaji Golhar in favor of Radha Madhav for Kh No. 258/1-K admeasuring 3.90 HR

1.1.12. Copy of Registered Sale Deed dated 20.04.2007 Regd. at SRO-7, Nagpur vide Sr. No. 2387 between Shri. Dnyaneshwar S/o Gopalrao Bhujade & other in favor of Radha Madhav Developers for Kh No. 258/2 admeasuring 1.00 HR

1.1.13. Copy of Registered Sale Deed dated 03.05.2007 Regd. at SRO-7, Nagpur vide sr. no. 2636 between Shri. Ahibaran Ramsumer Pal through POA Kailaschandra Agrawal & others in favor of Radha Madhav Developers for Kh No. 258/1-G admeasuring 1.00 HR

1.1.14. Copy of Registered Sale Deed dated 21.07.2007 Regd. at SRO-7, Nagpur vide sr. no. 3773 between Shri. Ganpatrao Narayan Dhage and others in favor of Shri. Sajjan S/o Chaturbhuj Jain & others for Survey No. 257 area 3.76 HR

1.1.15. Copy of M/S Radha Madhav Developers, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, bearing its Registration No. NGP-122220/2011-12 dated 05.08.201

1.1.16. Copy of Town Planning layout approval dated 06.01.2012

1.1.17. Copy of Registered Sale Deed dated 16.05.2012 Regd. at SRO-7, Nagpur vide sr. no. 2619 between Shri. Sajjan S/o Chaturbhuj Jain & others in favor of Radha Madhav for Survey No. 257/2 Area 3.76 HR

1.1.18. Copy of Order of Non-Agriculture conversion of land in resp of survey No. 248, 257/2, 258/1/K, 258/1/G, 258/2 Total Area 26.31 HR in Revenue case No. 309/NAP-34 of 2011-12 dated 14/05/2012 issued by collector, Nagpur

1.1.19. Copy of NIT Development Agreement dated 18.06.2012 No. EE (Metro)/ 3152 for survey No. 248, 257/2, 258/1/K, 258/1/G, 258/2 Total Area 26.31 HR of Mouza-Jamtha

1.1.20. NIT Building Permit dated 07.05.2013 for Plot No. 1

1.1.21. Copy of NIT Final Approval dated 26.03.2014

1.1.22. Copy of collector Nagpur corrected order dated 08.05.2014

1.1.23. Copy of Revised Plan order 08.05.2014\

1.1.24. Copy of Collector Nagpur corrected order dated 06.06.2014 having No. 116/NAP-34/2013-14

1.1.25. Copy of Deed of Declaration for Devki dated 06.06.2013 Regd. at SRO-7, Nagpur vide sr. no. 2944 for Devaki

1.1.26. Copy of NIT Revised building Permit and Map 30.05.2014

1.1.27. Copy of Correction of DOD dated 24.06.2014 regd. at SRO-7, Nagpur vide Sr. No. 3677 for Devaki

1.1.28. Copy of Correction of DOD dated 15.07.2014 Regd. at SRO-7, Nagpur vide Sr. No. 4148 for Devaki

1.1.29. Copy of Registered Mortgage Deed dated. 11.08.2014 having Regd. No. 8365 at SRO-10, Nagpur between M/s Radha Madhav Developers in favour of Punjab & Sind Bank for aforesaid property i.e. Survey No. 246/1, 246/2, 248, 252, 257/2, 258/1/G, 258/1/K, 258/2 & Waghdhara Survey No. 38, 42/1, 42/3, 43/1 & 43/2, 44/1, 44/2 for amount Rs. 50,00,00,000/-

1.1.30. Copy of Correction of DOD dated 05.03.2015 Regd. at SRO-7, Nagpur vide Sr. No. 1910 for Devaki

1.1.31. Copy of NIT Released letter for Plot No. 1 No. EE (West)/908 dated 11.12.2015 Environmental Clearance dated 09.12.2016 bearing No. SEAC-2013/CR-289/TC-2

1.1.32. Copy of RERA Project Reg. No. P50500002672 dated 02.08.2017 for aforesaid project

1.1.33. Copy of Registered Additional/ Further Mortgage Deed dated. 03.10.2017 having Regd. No. 8164 at SRO-7, Nagpur between M/s Radha Madhav Developers in favor of Punjab & Sind Bank for aforesaid property i.e. Survey No. 246/1, 246/2, 248, 252, 257/2, 258/1/G, 258/1/K, 258/2 & Waghdhara Survey No. 38, 42/1, 42/3, 43/1 & 43/2, 44/1, 44/2 for additional amount Rs. 30,00,00,000

1.1.34. Copy of NMRDA order dated 07.10.2017 for compounding unauthorized Development for Devki

1.1.35. Copy of Building Permit AE (Compounding cell)/West/Nagpur/(rural)/ Case No. MB.151/201803224242/1112 dated 11.04.2018 (along with Jumbo Plan) for Plot No.1

1.1.36. Copy of Fire NOC issued by office of the corporation of the city, Nagpur vide letter No. FES/4928/CFO dated 08.03.2019 in the name of M/s Radha Madhav Developers for Block No. 3, Plot No.1, Kh No. 248, 257/2, 258/2, 258/1/G, 258/1/K of Mouza-Jamtha

1.1.37. Copy of NMRDA Part occupancy certificate No. AE(W)/292 dated 28.06.2019 for the said project Block No. 3 (A-B-C) (78 Tenements) of Plot No. 1

1.1.38. Copy of Registered Release deed for Simple Mortgage Deed dated. 28.08.2019 having Regd. No. 8870 at SRO-10, Nagpur between Punjab & Sind Bank in favor of M/s Radha Madhav Developers for aforesaid property i.e. Survey No. 246/1, 246/2, 248, 252, 257/2, 258/1/G, 258/1/K, 258/2 & Waghdhara Survey No. 38, 42/1, 42/3, 43/1 & 43/2, 44/1, 44/2 for amount Rs. 50,00,00,000

1.1.39. Copy of No-Objection certificate from Airport Authority of India on dated 26.10.2020, for Survey No. 248, 257/2, 258/1/G, 258/1/K, 258/2 at village-Jamtha, Tah-Nagpur (Rural), Dist-Nagpur vide letter No. AAI/NP/NOC/2020/OCT/18

1.1.40. Copy of Correction of DOD dated 06.09.2021 Regd. at SRO-10, Nagpur vide Sr. No. 12262 for Devaki

1.1.41. Copy of Registered POA for admission & presentation dated 04.10.2021 Regd. at SRO-10, Nagpur vide Sr. No. 12720 in the name of Mr. Yasin Aktar S/o Parvez Aktar & Mr. Sachin Shankarrao Chaudhary

1.1.42. Copy of Registered General POA dated 22.12.2021 Regd. at SRO-10, Nagpur vide Sr. No. 14065 executed by M/s Radha Madav Developers through authorized partners Shri. Rajesh Agrawal & Shri. Sanjay Gaurishankar Agrawal in the name of Mr. Rajesh Navranglal Agrawal

1.1.43. Copy of Lost Documents FIR submitted at Police Station, Sitaburdi, Nagpur dated11.09.2021 having Reg No. 821/21 alongwith copy of paper publication dated 14.03.2022

1.1.44. Copy of No-Dues Certificate from Punjab & Sind Bank for aforesaid Property

1.1.45. Copy of Hon'ble High Court of Judicature at Bombay, Nagpur Bench in Criminal. Application (APPW) NO. 78 of 2016 in Writ Petition No. 100/2016 order dated 01.07.2016

1.1.46. Copy of National Green Tribunal, Western Zone Bench Pune Order dated 05.07.2016 in Application No. 29/2016 (W/Z) {M.A. NO. 135/2016, M.A. NO. 155/2016} in the matter of Shri. Nikhil Rajendra Tayal & Anr. Vs. Union of India & Ors.

1.1.47. Copy of Deed of Declaration dated 20.04.2013 Regd. at SRO-7, Nagpur vide sr. no. 2111 for Vasudev

1.1.48. Copy of Correction of DOD dated 31.10.2013 regd. at SRO-7, Nagpur vide Sr. No. 4151 for Vasudev

1.1.49. Copy of Correction of DOD dated 07.10.2014 regd. at SRO-7, Nagpur vide Sr. No. 5764 for Vasudev

1.1.50. Copy of Revised Plan permit No. revision vide building permit No. EE(Metro)/BE(M-1)/1040 dated 25.06.2014 for Vasudev

1.1.51. Copy of Correction of DOD dated 15.07.2014 regd. at SRO-7, Nagpur vide Sr. No. 4149 for Vasudev

1.1.52. Copy of Correction of DOD dated 05.03.2015 Regd. at SRO-7, Nagpur vide Sr. No. 1911 for Vasudev

1.1.53. Copy of Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/No. 1542111/2018032716/631 dated 19.12.2018 for Vasudev

1.1.54. Copy of NMRDA Part occupancy certificate No. AE(W)/17 dated 04.01.2020 for the said project Block No. 6A (8 Tenements) of Plot No. 2 Vasudev

1.1.55. Copy of Correction of DOD dated 09.01.2021 Regd. at SRO-10, Nagpur vide Sr. No. 22265 for Vasudev

1.1.56. Copy of NIT Building Permit Building Permit No. BE(M)/South/Nagpur(R)/PL-3738/ 2013021866/209, dated 05.04.2013 for Plot No. 4 Rukmani

1.1.57. Copy of Deed of Declaration dated 23.04.2013 Regd. at SRO-7, Nagpur vide sr. no. 2155 for Rukmani

1.1.58. Copy of Revised Plan permit No. revision vide building permit No. EE(Metro)/BE1/845 dated 04.06.2014 for Rukmani

1.1.59. Copy of Correction of DOD dated 15.07.2014 regd. at SRO-7, Nagpur vide Sr. No. 4151 for Rukmani

1.1.60. Copy of Correction of DOD dated 05.03.2015 Regd. at SRO-7, Nagpur vide Sr. No. 1912 for Rukmani

1.1.61. Copy of Building Permit AE (Compounding cell)/West/Nagpur/(rural)/ Case No. MB.122/20180322714/1117 dated 20.04.2018 for Plot No.4 for Rukmani

1.1.62. Copy of NMRDA Part occupancy certificate No. AE(W)/497 dated 27.07.2018 for the said project Block No. 3,4,8 (26 Tenements) of Plot No. 4 Rukmani

1.1.63. Copy of Correction of DOD dated 13.01.2021 Regd. at SRO-10, Nagpur vide Sr. No. 1065 for Rukmani

1.1.64. Copy of Building Permit No. BE(M)/South/Nagpur(R)/MB-3701/2012/21913/154 dated 10.01.2013 for Sudama

1.1.65. Copy of revision Building Plan vide Building Permit No. BE(M)/South/Nagpur(R)/ MB-3736/2013021867/203 dated 01.04.2013 for Sudama

1.1.66. Copy of Deed of Declaration dated 30.01.2013 Regd. at SRO-7, Nagpur vide sr. no. 597 for Sudama

1.1.67. Copy of correction in DOD dated 23.04.2013 Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 2157 for Sudama

1.1.68. Copy of revision Building Plan vide Building Permit No. EE(Metro)/BE(M-1)/1039 dated 25.06.2014 for Sudama

1.1.69. Copy of correction dated 15.07.2014 in the Deed of Declaration Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 4152 for Sudama

1.1.70. Copy of Deed of Correction on 05.03.2015, Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 1913 for Sudama

1.1.71. Copy of Copy of revision Building Plan vide Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/No. 8888/2018121253/1635 dated 24.12.2018 for Sudama

1.1.72. Copy of Deed of Correction dated 06.09.2021 to DOD Regd. at SRO-10, Nagpur in Book No. 1, at Sr. No. 12263 for Sudama

1.1.73. Copy of Deed of Correction dated 17.01.2022, Regd. at SRO_-10, Nagpur in Book No. 1 at Sr. No. 260. for Sudama

1.1.74. Copy of Building Permit No.BE(M)/South/Nagpur(R)/MB-3894/2013040137/208, dated 04.04.2013 for Yashoda

1.1.75. Copy of Deed of Declaration dated 23.04.2013, Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 2156 for Yashoda

1.1.76. Copy of Deed of Correction dated 24.06.2014, Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 3678 for Yashoda

1.1.77. Copy of revised building permit No. EE(Metro)/BE(M-1)/646 dated 12.05.2014 for Yashoda

1.1.78. Copy of Deed of Correction dated 15.07.2014 Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 4153 for Yashoda

1.1.79. Copy of Building Permit AE (Compounding Cell) /South/ Nagpur (Rural) /Case No. MB.121/2018032713/1116 dated 20.04.2018. for Plot No.6 for Yashoda

1.1.80. Copy of Deed of Correction dated 11.09.2020, Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 4561 for Yashoda

1.1.81. Copy of revised Deed of Correction dated 22.12.2021 Regd. at SRO-10, Nagpur in Book No. 1 at Sr. No. 14067 for Yashoda

1.1.82. Copy of sanction Building Permit No BE(M)/South/Nagpur(R)/BP-3740/2013021864/204, dated 02.04.2013 for Nand

1.1.83. Copy of Deed of Declaration dated 18.04.2013 Regd. at SRO-7, Nagpur vide sr. no. 2095 for Nand

1.1.84. Copy of correction in DOD dated 01.11.2013 Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 5453 for Nand

1.1.85. Copy of Nagpur Improvement Trust sanctioned revision building permit No. EE(Metro)/BE-2/737 dated 22.05.2014 for Nand

1.1.86. Copy of Deed of Correction dated 24.06.2014, Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 3679 for Nand

1.1.87. Copy of Deed of Correction dated 15.07.2014 Regd. at SRO-7, Nagpur in Book No. 1 at Sr. No. 4150 for Nand

1.1.88. Copy of Building Permit No. AE Compounding Cell (NMRDA)/BP/04 dated 16.04.2018. for Plot No.6 for Nand

1.1.89. Copy of Deed of Correction dated 06.09.2021 Regd. at SRO-10, Nagpur in Book No. 1 at Sr. No. 12264 for Nand

1.1.90. Copy of Deed of Correction dated 22.12.2021 Regd. at SRO-10, Nagpur in Book No. 1 at Sr. No. 14066 for Nand

1.2 Description of the Property (Land) : All that piece & parcel of land bearing Plot No. 1,2,4,5,67 comprising out of Survey No. 248, 257/2, 258/I-G & 258/1-K, 258/2, P.H. No. 42, admeasuring about 15,368.082 Sq. Mts. of Mouza Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & District Nagpur-441122 and bounded as under:-

On or towards the East by	:	Survey No. 280, 256 and 249
On or towards the West by	:	Nallah
On or towards the North by	:	Nallah
On or towards the South by	:	Nallah & Survey No. 38 & 39

1.3. The Documents of land:- as mentioned above

1.4. On, perusal of 7 /12 extract issued by Talati for Mouza-Jamtha, Tahsil Nagpur (Rural) & District Nagpur dated 04.09.2020 in the name of M/s. Radha

Madhav Developers (the said "Owners") appears as owner of the said Land. The said 7/12 extracts also recorded the Mutation Entry No. 2403 bearing Survey No. 248, 257/2, 258/I-G & 258/1-K, 258/2 admeasuring 15368.18 Sq. Mts.

1.5. Index II searches (PART No. ll) : Caused Index II searches with the concerned offices of the Sub-Registrar of Assurances at Nagpur (Rural) vide Receipt No. 1112419613 dated 27.05.2022 for Survey No. 248, Receipt No.1112419621 dated 27.05.2022 for Survey No. 257 & Receipt No. 1112419633 for Survey No. 258 alongwith Gras challan having GRN No. MH002508278202223E for the period of 30 (thirty) years from 1993 to 27th May, 2022 with respect to the said Land.

1.6. Public Notice: I have not caused the publication of a Public Notice in the newspapers calling upon the public at large regarding any claim/ demand (if any) against the said Land.

2. Conclusion: Subject to what is stated herein and on the basis of the information/ documents provided to me, the title of the said Owner M/s. Radha Madhav Developers to the said Land is clear and marketable and without any encumbrances and in accordance and is entitled to the development of said Land.

Owners of the Land:

M/s. Radha Madhav Developers, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, bearing its Registration No. NGP-122220/2011-12, having its registered office at Plot No. 125, Ward No. 3, Abhyankar Road, Sitabuldi, Nagpur – 440 012

3. Qualifications: Please note that my Report is subject to the following qualifications: (a) I express no opinion as to any laws other than the laws of India, and this Report is subject to such laws, in effect as of the date of the aforesaid Investigation and Searches and as of the date hereof, (b) I have not ascertained, if adequate stamp duty has been paid on the deeds and documents relating to the said Land, (c) My views are based solely on the data, information and document provided to me by you. I do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this Report, (d) my maximum liability shall be limited to the extent of the professional fees charged by me for issuing this Report and (e) I have not caused the publication of a public notice for inviting claims and objections in respect of the said Land from the public at large, and therefore this Report stands qualified to this extent.

4. Devolution/Flow of Title: The report reflecting the devolution/flow of title of the said Developer and the Owner on the said Land together with my observations/remarks is enclosed herewith as **Annexure – A.**

Encl: Annexure

Nagpur.
Dated :30.05.2022



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Annexure – A
(Flow of the Title of the said Land)
History of Survey No. 247 & 248 of Mouza-Jamtha

1. That the piece and parcel of Agriculture land admeasuring about 12.19 Hectares i.e. 30.121 Acres bearing Survey No. 248 admeasuring about 10.65 Hectares i.e. i.e. about 26.316 Acres land revenue Rs. 37.61 per year and Survey No. 247 247 admeasuring about 1.54 Hectares i.e. 3.805 Acres land revenue 2.85 per year, both lands with Occupant Class-I, Bhumiswami Rights, Situated at Mouza-Jamtha, P.H. 42, Tahsil-Nagpur (Rural), District-Nagpur and same was bounded as East-Field Survey No. 246/1, 249 & 256-B, West-Field Survey No. 39 & nala& North-Field Survey No. 257 & South-Field Survey No. 40,41 & 42 owned & possessed by (1) Shri. Natthu S/o Ramaji Mute, (2) Shri. Bhaiyyaji S/o Ramaji Mute, (3) Shri Dasharath S/o Ramaji Mute, (4) Shri. Kisan S/o Ramaji Mute & (5) Smt. Bhabhi Wd/o Ramaji Mute and same was acquired by them by intestate succession vide ferfar No. 220 & 228 on dated 19.12.1994.
2. That during course of time Smt. Bhabhi Wd/o Ramaji Mute expired and on her death, her share in the said property inherited by (1) Shri. Natthu S/o Ramaji Mute, (2) Shri. Bhaiyyaji S/o Ramaji Mute, (3) Shri Dasharath S/o Ramaji Mute, (4) Shri. Kisan S/o Ramaji Mute alongwith Smt. (5) Smt. Lahnabai Ramaji Mute (nee Smt. Lahanabai Gulabrao Daff
3. That During course of time Shri. Kisan S/o Ramaji Mute left for heavenly abode on 09.05.1994 and his share in the said property was inherited by his widow (1) Shri. Bhimabai Wd/o S/o Kisan Mute, and 4 sons (2) Shri. Gopal S/o Kisan Mute, (3) Shri. Ramesh S/o Kisan Mute, (4) Shri. Sheshrao S/o Kisan Mute, (5) Shri. Hemraj S/o Kisan Mute, alongwith daughter (6) Smt. Kaushalyabai Shankar Bajaet and Smt. Bebi Manohar Kambli
4. That Smt. Bebi Manohar Kambli expired and on her death her share in the said property were inherited by her legal heirs (1) Shri. Sanjay S/o Manohar Kamble, (2) Miss Priti d/o Manohar Kamble, (3) Miss Sarika d/o Manohar Kamble, (4) Smt. Bali w/o Vinod Rokde
5. That During course of time Shri Dasharath S/o Ramaji Mute left for heavenly abode and his share in the said property was inherited by (1) Shri. Arun S/o Dasharath Mute, (2) Shri Suresh Sudhakar S/o Dasharath Mute, (3) Smi. Saraswati W/o Raju Golhar, (4) Smt. Lliabai alias Kamalabai w/o Dasharath Mute
6. That the abovesaid property was inherited property, which was inherited by the 16 persons. However, there were dispute arose between them in respect of the said property and suit for partition and separate possession filed at Sub Registrar Office, Nagpur by Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff against Shri. Natthu S/o Ramaji Mute & others before Hon'ble Civil Judge, Senior Division, Nagpur vide RCS No. 280/2006. Later on, the present case was settled out of court by Compromise Deed dated 01.03.2006 and plaintiff Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff filled application for before court and withdrawn the said matter on dated 28.06.2006 and as such the case were withdrawn.
7. That Smt. Durgabai Nagorao Gandhare & Smt Shobhabai Narayan Kubde

relinquish/release their right in That the piece and parcel of Agriculture land bearing Survey No. 247 admeasuring about 1.54 Hectares and 10.65 Hectares & 248 admeasuring about 10.65 Hectares of Mouza-Jamtha, Tahsil-Nagpur (Rural), District- Nagpur in favor of (1) Shri. Arun Sudhakar S/o Dasharath Mute, (2) Shri. Sudhakar S/o Dasharath Mute, (3) Shri Suresh Sudhakar S/o Dasharath Mute, (4) Smt. Lliabai w/o Dasharath Mute and & same unregistered Relinquishment deed was executed on dated 26.06.2006.

8. That in the same manner That Sau Kaushalabai Shankar Bajaet relinquish/release their right in That the piece and parcel of Agriculture land admeasuring about 1.54 Hectares and 10.65 Hectares bearing Survey No. 247 & 248 admeasuring about 10.65 Hectares of Mouza-Jamtha, Tahsil-Nagpur (Rural), District- Nagpur in favor of Shri. Ramesh S/o Kisan Mute and & same unregistered Relinquishment deed was executed on dated 26.06.2006.

9. That Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff, Sau Kaushalabai Shankar Bajaet, Smt. Durgabai Nagorao Gandhare & Smt Shobhabai Narayan Kubde relinquish/release their right in That the piece and parcel of Agriculture land admeasuring about 1.54 Hectares and 10.65 Hectares bearing Survey No. 247 & 248 admeasuring about 10.65 Hectares of Mouza-Jamtha, Tahsil-Nagpur (Rural), District- Nagpur in favor of (1) Shri. Natthu S/o Ramaji Mute, (2) Shri. Bhaiyyaji S/o Ramaji Mute, (3) Shri. Bhimabai Wd/o S/o Kisan Mute, (4) Shri. Gopal S/o Kisan Mute, (5) Shri. Ramesh S/o Kisan Mute, (6) Shri. Sheshrao S/o Kisan Mute, (7) Shri. Hemraj S/o Kisan Mute, (8) Shri. Arun Sudhakar S/o Dasharath Mute, (9) Shri. Sudhakar S/o Dasharath Mute, (10) Shri Suresh Sudhakar S/o Dasharath Mute, (11) Smi. Saraswati W/o Raju Golhar & (12) Smt. Lliabai w/o Dasharath Mute & same was Relinquishment deed was registered on dated 29.06.2006 in the office of sub-Registrar, Nagpur-7 at Sr. No. 3194 on even date. That at the same Smt. Lahanabai Gulabrao Daff executed written acknowledge for acceptance of money in favor of above-said 12 persons and & same unregistered acknowledgement deed was executed on dated 26.06.2006. (Original Deed is not available with the title Holder)

10. That out of Survey No. 247 admeasuring 1.54 Hectare, the said Shri. Bhaiyyaji S/o Ramaji Mute sold 1.75 Acres of land to Shri. Doma Sadashiv Dhage on dated 27.08.1963 & same Sale Deed was registered in the office of sub-Registrar, Nagpur- at Sr. No. 2833 on even date.

11. Later on, Shri. Doma Sadashiv Dhage sold the same land to Shri. Natthu S/o Ramaji Mute on dated 22.03.1966 & same Sale Deed was registered in the office of sub-Registrar, Nagpur- at Sr. No. 1638 on even
date. That because of said reverse transaction the said land was owned by Mute family but Shri. Doma Sadashiv Dhage name was wrongly muted as a co-owner in Survey No. 247 admeasuring 1.54 HR & 248 admeasuring 10.65 HR in record of right as an owner of said land & the mute family desirous to
sale the said property that on the request of mute family and for the total consideration of Rs. 5,00,000/-the co-father-in-law (Vyahi) Shri. Doma Sadashiv Dhage & consenters son-in-law (Jawai) Shri. Arvind Doma Dhage & Shri. Vithoba Doma Dhage ready to correct entry of their name in record of
right, which was wrongly muted and in That the piece and parcel of Agriculture land admeasuring about 1.54 Hectares and 10.65 Hectares bearing Survey No. 247 & 248 admeasuring about 10.65 Hectares of Mouza-
Jamtha, Tahsil-Nagpur (Rural), District- Nagpur in favor of (1) Shri. Natthu
S/o Ramaji Mute, (2) Shri. Bhaiyyaji S/o Ramaji Mute, and & same unregistered deed of mutual agreement was executed on dated 04.07.2006

12. Now the aforesaid Agriculture land belongs to (1) Shri. Natthu S/o Ramaji Mute, (2) Shri. Gopal S/o Kisan Mute, (3) Shri. Ramesh S/o Kisan Mute, (4)

Shri. Sheshrao S/o Kisan Mute, (5) Shri. Hemraj S/o Kisan Mute, (6) Shri. Bhimabai Wd/o S/o Kisan Mute, (7) Shri. Bhaiyyaji S/o Ramaji Mute, (8) Shri. Sudhakar S/o Dasharath Mute, (9) Shri. Arun S/o Dasharath Mute, (10) Shri Suresh Sudhakar S/o Dasharath Mute, (11) Smi. Saraswati W/o Raju Golhar, (12) Smt. Lliabai alias Kamalabai w/o Dasharath Mute (13) Shri. Sanjay S/o Manohar Kamble, (14) Shri. Miss Priti d/o Manohar Kamble, (15) Miss Sarika d/o Manohar Kamble, (16) Smt. Bali w/o Vinod Rokde and their name was duly muted in record of right.

13. That the above-mentioned person sold the said property i.e. in respect of Survey No. 247 admeasuring 1.54 Hectares i.e. 3.805 Acres & 248 admeasuring about 10.65 hectares i.e. 26.316 acres of Mouza-Jamtha to M/s Radha Madhav Developers, a partnership firm acting through its authorized partner Shri. Shyamsundar Shivnarayan Sarda vide Sale Deed, which was duly registered on dated 12.02.2007 at Sub-Registrar office, Nagpur-7 at Sr No. 895/2007 on even date.

14. Order of Non-Agriculture conversion of land in resp of survey No. 248, 257/2, 258/1/K, 258/1/G, 258/2 Total Area 26.31 HR in Revenue case No. 309/NAP-34 of 2011-12 dated 14.05.2012 issued by collector, Nagpur

History of Survey No. 257/215.

15. That ALL THAT piece and parcel of Agricultural land admeasuring about 3.76 Hectares i.e. 9.29 Acres being eastern portion of land bearing Kh. Survey No. 257, admeasuring about 5.78 Hectares i.e. 14.28 Acres, Land Revenue Assessments Rs.23.96 yearly, with Occupant Class I rights, situated at P. H. No. 42, Mouza-Jamtha , Tahsil Nagpur (Rural) and District : Nagpur alongwith Survey No. 263 & 42 was inherited by (1) Shri Ganpat S/o Narayan Dhage, (2) Shri Waman S/o Paikuji Dhage, (3) Shri Dhondaba S/o Maruti Dhage, (4) Shri Gajanan S/o Maruti Dhage, (5) Shri Madhukar S/o Maruti Dhage, (6) Smt. Girijabai W/o Laxaman Bhende, (7) Smt. Shewanatabai Alias Rukhmabai W/o Annaji Charade, (8) Smt. Gayabai W/o Ishwarlal Bondre, (9) Smt. Shakuntala W/o Hemraj Dongre, (10) Chandrabhan S/o Battuji Dhage, (11) Shri Suryabhan S/o Battuji Dhage, (12) Shri Santosh S/o Battuji Dhage, (13) Shri Purushottam S/o Battuji Dhage, (14) Shri Narayan S/o Battuji Dhage, (15) Smt. Kamalabai W/o Gajanan Hatwar, (16) Smt. Bebi W/o Roopchand Surkar, (17) Smt. Saraswati W/o Govindrao Akare, (18) Smt. Hira Alias Nanda W/o Dasharath Maske, (19) Shri Ramkrushna S/oTulsiram Dhage, (20) Shri Yashwanata S/o Tulsiram Dhage, (21) Smt. Suman W/o Dhnyaneshwar Belkhode, (22) Smt. Vatsala W/o Shankarrao Raghatate, (23) Smt. Meera Alias Meeravanti W./o Chunnilal Bawankar, (24) Smt. Parvatai Wd/o Tulsiram Dhage, (25) Shri Bhaurao S/o Tulsiram Dhage, (26) Shri Bhojraj S/o Sakharam Bhole, (27) Smt Kalpana W/o Yadavrao Charade, (28) Smt. Gopika W/o Ashok Chute, (29) Smt. Sangita W/o Ishwar Hatwar,(30) Shri Chhatrapal Alias Gopal Govindrao Kathane, (31) Shri Rangrao S/o Govindrao Kathane with other (32) Shri Suresh S/0 Paikuji Dhage, (33) Smt. Sakhubai Alias Parvatabai W/o Narayanrao Ashtankar, (34) Shri Tukaram S/O Bhiwaji Bhole along with Smt. Chandrabhagabai Mahadeo Gandhare, Smt. Meerabai Ramuji Rokade, Smt. Sitabai Natthuji Watmode, Smt. Saraswatabai Uttamrao Hatwar, Smt. Kalpana Vinod Patil, Smt. Bhagirathabai Paikuji Dhage, Shri Dilip Ramaji Kathane, Shri Baban Ramaji Kathane, Smt. Chhabu Sheshrao Chafale, Smt. Tulsabai Madhukar Chafale, Smt. Rukhamabai alias Chandrabhaga Jangluji Tapre and Smt. Nusabai alias Parvatabai Kashinathji Tadas on death of their predecessors-in-title and their names were mutated in revenue records as the co-owners of the said lands.

16. That Smt. Chandrabhagabai Mahadeo Gandhare, Smt. Meerabai Ramuji Rokade, Smt. Sitabai Natthuji Watmode, Smt. Saraswatabai Uttamrao Hatwar,

Smt. Kalpana Vinod Patil, Smt. Bhagirathabai Paikuji Dhage, Shri Dilip Ramaji Kathane, Shri Baban Ramaji Kathane, Smt. Chhabu Sheshrao Chafale, Smt. Tulsabai Madhukar Chafale relinquished their undivided share and interest in the lands inherited in favour of Shri Waman Paikuji Dhage and Shri Suresh Paikuji Dhage jointly by Deed of Release/Relinquishement dt. 27.12.2005 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 7514 dt. 28.12.2005. .e. Survey No. 257 area 8.34 HR.

17. That the said Smt. Rukhamabai alias Chandrabhaga Jangluji Tapre and Smt. Nusabai alias Parvatabai Kashinathji Tadas relinquished their undivided share and interest in the lands inherited in favour of Smt. Sakhubai alias Parvatabai Narayanrao Ashtankar by Deed of Release/Relinquishement dt. 23.03.2006 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 1336 dt. 23.03.2006 i..e. Survey No. 257 area 0.55 HR (Original Deed is not available with the title Holder)

18. Later on, the said Dhage family sold the above-said property to (1) Shri. Sajjan S/o Chaturbhuj Jain, (2) Shri. Rajendra S/o premchand Jain, (3) Smt. Tulsidevi W/o Dwarkaprasad Sarda & (4) Smt. Jayashree w/o Sunilkumar Chaddha vide sale deed dated 21.07.2007, which was duly registered at Sub-Registrar office, Nagpur-7 at Sr No. 3773 on even date. i.e. Survey No. 257 area 3.76 HR. (Original Deed is not available with the title Holder)

19. Later on, (1) Shri. Sajjan S/o Chaturbhuj Jain, (2) Shri. Rajendra S/o premchand Jain, (3) Smt. Tulsidevi W/o Dwarkaprasad Sarda & (4) Smt. Jayashree w/o Sunilkumar Chaddha sold to M/s Radha Madhav Developers through partner Shri. Shyamsundar Shivnarayan Sarda Survey No. 257/2 Area 3.76 HR vide registered sale Deed dated. 16.05.2012, Which was duly registered at Sub-Registrar office, Nagpur-7 at Sr. No. 2619 on even date i.e. Survey No. 257/2 Area 3.76 HR

History of Survey No. 258/1/G

20. That originally the said land bearing Kh. No. 258 (Old No 147) admeasuring about 6.90 Hectares was jointly purchased by Shri Ahibaran Ramsumer Pal along with Shri Chintaman Shivaji Golhar, Shri Shreekant Dewataprasad Tiwari and Smt. Krushna Rajendra Pal by a registered Sale Deed dt 29.06.1989 from Shri Fattu Ganpati Dahake and others registered with the Sub Registrar Nagpur - 1 in Book No. Add. -l Volume No 196 on pages 89 to 94 at Sr. No. 4757 dt 20.10.1989 (Original Deed is not available with the title Holder)

21. that the aforesaid Shri Shreekant Dewataprasad Tiwari sold his share in the said property to Shri Ramakant Vasudeo Shukla by Sale Deed dt. 29.06.1989 registered with Sub Registrar, Nagpur (Rural) at Addl. Book No.I , Volume No. 247 at pages 23 to 27 at Sr. No. 6270 dated. 03.11.1989,

22. That the owners of the said land viz. Shri Ahibaran Ramsumer Pal, Shri Chintaman Shivaji Golhar, Shri Shreekant Dewataprasad Tiwari and Smt. Krushna Rajendra Pal partitioned the said land bearing Kh. No. 258 (Old No 147) admeasuring about 6.90 Hectares between themselves on 19.04.1991 wherein the said Shri Ahibaran R Pal retained the area of 2.50 Acres which now bears New Survey No. 258/1/G and his name was mutated in revenue records as the owner of the said property

23. That the aforesaid said Shri Ahibaran R Pal having left no interest in retaining the said land i.e. That the piece and parcel of Agriculture land bearing Survey No. 258/1/G admeasuring about 1.00 Hectare i.e. i.e. about 2.47 Acres land revenue Rs. 1.50 per year with Occupant Class-I, Bhumiswami Rights, Situated at Mouza-Jamtha, P.H. 42, Tahsil-Nagpur (Rural), District-Nagpur decided to sell the said land

24. That during course of time Shri. Ahibaran Ramsundar Pal Registered Power of Attorney dated 06.05.2006 which was Registered. at Sub-Registrar Office, Nagpur-1, at Sr. No. 2547 and appoint as an Agent Shri. Arvind Ahibaran Pal. Later on, Deed of Cancellation to the said Power of Attorney executed on dated 03.11.2006 at Regd. at SRO-8, Nagpur vide Sr. No. 5961 between Principal Shri. Ahibaran Ramsumer Pal and Shri. Arvind Ahibaran Pal Agent

25. That later on Shri. Ahibaran Ramsundar Pal Registered another General Power of Attorney dated 03.11.2006 which was Registered. at Sub-Registrar Office, Nagpur-8, at Sr. No. 5962 and appoint as Shri. Kailashchandra S/o Gokulprasad Agrawal & Shri. Shailendra S/o Kailashchandra Agrawal an Agent with regards to do all necessary act for aforesaid property

26. That later on Shri. Ahibaran Ramsundar Pal, owner of aforesaid remaining land out of Kh No. 258 (old No 147) which was renumbered as Survey No. 258/1/G sold to M/s Radha Madhav Developers under the sale deed dated 03.05.2007, which was registered through POA Shri. Kailashchandra S/o Gokulprasad Agrawal & Shri. Shailendra S/o Kailashchandra Agrawal in the office of Sub-Registrar Nagpur-7 at Sr. No. 2636 on even date.

History of Survey No. 258/1/K

27. That ALL THAT the piece and parcel of Agriculture land bearing Survey No. 258/1/K (old No. 147) admeasuring about 3.90 Hectare i.e. i.e. about 9.633 Acres land revenue Rs. 5.00 per year with Occupant Class-I, Bhumiswami Rights, Situated at Mouza-Jamtha, P.H. 42, Tahsil-Nagpur (Rural), District-Nagpur and same was bounded as East-Survey No. 258/2, West-Nala, North-258/1, 258/1/G, 258/2 & South-Field Survey No. 257 owned & possessed by Shri. Chintaman S/o Shivaji Golhar & his name was duly muted in record of right.

28. That the abovesaid property was jointly purchased by (1) Shri. Chintaman Shivaji Golhar, (2) Shri. Ahibaran Ramsundar Pal, (3) Shri. Chintaman Shivaji Golhar, (4) Shri. Shreekant Dewataprasad Tiwari, (5) Smt. Krushna Rajendra Pal under a registered sale deed dated 29.06.1989 registered at Sr. No. 4757 registered on 20.10.1989 from fattu Ganpati Dahake & others

29. That Shri. Shreekant Dewataprasad Tiwari sold his share in the said property to Shri Ramakant Vasudeo Shukla by Sale Deed dt. 29.06.1989 registered with Sub Registrar, Nagpur (Rural) at Book No. Add. I, Volume No. 247 at pages 23 to 27 at Sr. No. 6270 dt- 03.11.1989.

30. That the owners of the said land viz (1) Shri. Chintaman Shivaji Golhar, (2) Shri. Ahibaran Ramsundar Pal, (3) Shri. Chintaman Shivaji Golhar & (4) Smt. Krushna Rajendra Pal partitioned the said land bearing Kh. No. 258 (Old No 147) admeasuring about 6.90 Hectares between themselves on 19.04.1991 above retained the area of 3.90 Acres which now bears New Survey No. 258/ I-KA and Shri. Chintaman Shivaji Golhar,name was mutated in revenue records as the owner of the said property

31. That later on, the aforesaid owner Shri. Chintaman Shivaji Golhar sold his share to M/s Radha Madhav Developers by sale deed, which was registered on dated 20.04.2007 at Sub-Registrar Office, Nagpur -7, Nagpur vide sr. no. 2402 on even date.

History of Survey No. 258/2

32. That originally the piece and parcel of Agriculture land bearing Survey No. 258 (Old No 147) admeasuring about 6.90 Hectares was jointly purchased by 1) Shri. Chintaman Shivaji Golhar, (2) Shri. Ahibaran Ramsundar Pal, (3) Shri. Shreekant Dewataprasad Tiwari, (4) Smt. Krushna Rajendra Pal by a registered Sale Deed dt 29.06.1989 from Shri Fattu Ganpati Dahake and others registered

with the Sub Registrar Nagpur - 1 in Addl. Book No. I, Volume No 196 on pages 89 to 94 at Sr. No. 4757 dt 20.10.1989 on even date.

33. That the aforesaid Shri Shreekant Dewataprasad Tiwari sold his share in the said property to Shri Ramakant Vasudeo Shukla by Sale Deed dt. 29.06.1989 registered with Sub Registrar, Nagpur (Rural) at Addl. Book No. I, Volume No. 247 at pages 23 to 27 at Sr. No. 6270 dt. 03.11.1989 on even date.

34. That the owners of the said land viz. Shri Ahibaran Ramsumer Pal, Shri Chintaman Shivaji Golhar, Shri Shreekant Dewataprasad Tiwari and Smt. Krushna Rajendra Pal partitioned the said land bearing Survey. No. 258 (Old No 147) admeasuring about 6.90 Hectares between themselves on 19.04.1991 wherein Shri Ramakant Vasudeo Shukla retained the area of 2.50 Acres which bears New Survey No. 258/2 and his name was mutated in revenue records as owner of the said property.

35. That the owners of the said land Shri. Ramakant Vasudeo Shukla sold his share in the said property purchased by him to Shri. Dnyaneshwar S/o Gopalrao Bhujade, & (2) Dr. Shri. Ritesh Narayan Shelkar under a registered sale deed dated 24.10.2005 which was registered at Sr. No. 6354 in the office of Sub-Registrar Nagpur-10 (Rural) of the abovesaid person. (Original Deed is not available with the title Holder)

36. Later on, Shri. Dnyaneshwar Gopalrao Bhugade & Dr. Shri. Ritesh Narayan Shelkar at their turn sold the abovesaid land to M/s Radha Madhav Developers under the Registered Sale Deed on dated 20.04.2007, registered at Book No. 1 at Sr. No. 6354 in the office of Sub-Registrar Nagpur-7 for Survey No. 258/2 Sale Deed Details in the name of M/s Radha Madhav Developers

37. That in this manner M/s Radha Madhav Developers all that piece & parcel of land bearing Survey No. 248, 257/2, 258/1-G & 258/1-K, 258/2, P.H. No. 42, jointly admeasuring about 20.31 HR of Mouza Jamtha is owned & possessed by the M/s Radha Madhav Developers Developer in pursuance to Sale Deed dated 12.02.2007, which was duly registered before the Jt. Sub-Registrar, Nagpur – 7 (rural) in Book No. 1 at Sr. No. 895 (Survey No. 248), Sale Deed dated 16.05.2012, which was duly registered before the Jt. Sub-Registrar, Nagpur – 7 (Rural) in Book No. 1 at Sr. No. 2619 (Survey No. 257/2), Sale Deed dated 03.05.2007, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 2636 (Survey No. 258/1-G), Sale Deed dated 20.04.2007, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 2402 (Survey No. 258/1-K), Sale Deed dated 20.04.2007, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 2387 (Survey No. 258/2)

Order of Non-Agriculture & Town Planning Approval

38. That the M/s Radha Madhav Developers thereafter converted the above said land into a non-agricultural residential use in pursuance to the Order passed by the Collector, Nagpur in accordance with the power enshrined upon him u/s 44 of the Maharashtra Land Revenue Code, 1966 in Revenue Case No. 309/NAP-34/2011-2012 on 14.05.2012. That the Asst. Director, Town Planning, Nagpur Improvement Trust also granted its final approval to the layout plan upon the above said property on 06.01.2012. Subsequently the layout plan was revised vide order dated 08.05.2014 passed by the Collector, Nagpur and the revisions made in the layout plan were also finally approved by the Executive Engineer (Metro), Nagpur Improvement Trust on 26.03.2014.

39. That the said M/s Radha Madhav Developers Decided to construct residential on the land Survey No. 248, 257/1, 258/1/G. 258/1/K. 258/2 of Mouza-Jamtha, Tahsil-Nagpur (rural), District-Nagpur admeasuring 2,03,100.00 Sq. Mts to be known and styled as “Vrindavan Phase 1” in phased manners in 7

clusters namely Devaki on Plot No.1 admeasuring about 13,404.137 Sq. Mts, Plot No. 2 Vasudev admeasuring about 16,165.319 Sq. Mts, Plot No.3 Balram, Plot No.4 Rukmani admeasuring 15,953.662 Sq. Mts, Plot No.5 Sudama admeasuring about 3,813.886 Sq. Mts, Plot No.6 Yashoda admeasuring about 11,436.551Sq. Mts. & Plot No.7 Nand admeasuring about 14,720.571Sq. Mts..

Sanctioned Building Plan for Plot No. 1 "DEVAKI"

40. That the M/s Radha Madhav Developers decided to develop the Plot No. 1 out of the above said sanctioned layout scheme into a residential cum commercial estate by constructing shops/ office blocks/ commercial places/ bungalows/ twin bungalow/row-houses & high-rise buildings containing self-contained apartments, & with such intention the Owner/Developer submitted the plan for sanction in the office of Nagpur Improvement Trust. That said building plan was sanctioned vide Building Permit No. BE(M)/South/Nagpur(R)/BP-3739/2013030895/225, dated 07.05.2013.

Deed of Declaration for Plot No. 1 "DEVAKI"

41. The M/s Radha Madhav Developers initially submitted that portion of Plot No. 1, admeasuring about 13,404.137 Sq. Mts. alongwith the construction of various independent residential units standing thereon known & styled as "DEVAKI" to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 06.06.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7(rural) in Book No. 1 at Sr. No. 2944.

Correction to Deed of Declaration for Plot No. 1 "DEVAKI

42. The correction erupted in the original Deed of Declaration have been rectified by executing and registering a Deed of Correction to Deed of Declaration on 24.06.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3677 on even date.

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

43. That the building plan of the DEVAKI was revised & the Nagpur Improvement Trust accorded its sanction and approval to said revision vide building permit No. EE(Metro)/BE(M-1)/809 dated 30.05.2014; Accordingly, in pursuance to the said revision the Deed of Correction/ Amendment to Deed of Declaration was executed on 15.07.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7, in Book No. 1 at Sr. No. 4148. That subsequently in order to remove the errors erupted in the Deed of Declaration or its subsequent correction against a Correction Deed to Deed of Declaration came to be executed on 05.03.2015, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1910. This revised building sanction was specifically granted to the M/s Radha Madhav Developers for construction of 12 Nos. 6-BHK Bungalows, 17 Nos. 3-BHK Twin Bungalows, 25 Nos. of 2-BHK Row House, 34 Nos. of Shops & 156 Nos. 2-BHK apartments divided in 6 independent towers on Plot No 1, with total built-up area admeasuring about 18,747.726 Sq. Mrs.

44. That the Nagpur Metropolitan Region Development Authority, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dated 04.03.2017 and the aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

45. That the aforesaid M/s Radha Madhav Developers thereafter applied for the compounding of the structure u/s 52-A of the M.R.T. P. Act, 1966, which was subsequently sanctioned by the office of Asst. Engineer of Compounding Cell of Nagpur Metropolitan Region, Nagpur vide Government Notification dated

07.10.2017 issued u/s 52-A of the M.R.T.P. Act, 1966 r/w Sec. 143 of the M.R.T.P. Act, 1966 vide building permit No. AE Compounding Cell (NMRDA)/BP/02 dated 11.04.2018. Accordingly in pursuance to the said revision the Deed of Correction to Deed of Declaration was executed on 06.09.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10, in Book No. 1 at Sr. No. 12262 on even date. Thus, by virtue of this compounded building permit referred to supra, the initial Building Permit Bearing No. BE (M)/South/Nagpur(R)/BP-3739/201303895/225 dated 07.05.2013 is seized to operate and subsequent applicable building permit shall be bearing No. AE Compounding Cell (NMRDA)/BP/02 dated 11.04.2018.

Sanctioned Building Plan for Plot No. 2 "VASUDEV

46. That the M/s Radha Madhav Developers decided to develop the Plot No. 2 out of the above said sanctioned layout scheme into a residential estate by constructing villas, bungalows & high-rise buildings containing self-contained apartments, & with such intention the Owner/Developer M/s Radha Madhav Developers submitted the plan for sanction in the office of Nagpur Improvement Trust. That said building plan was sanctioned vide Building Permit No. BE(M)/South/Nagpur(R)/MB-3615/2013021869/212, dated 09.04.2013. This building sanction was specifically granted to the Owner/Developer for construction of 9-BHK & 6-BHK villas, 6-BHK & 4-BHK bungalow & apartments with total built-up area admeasuring about 16,165.319 Sq. Mts.,

Deed of Declaration for Plot No. 2 "VASUDEV"

47. The M/s Radha Madhav Developers submitted that portion of Plot No. 2, admeasuring about 16,165.319 Sq. Mts. alongwith the construction of villas, bungalows & high-rise buildings containing self-contained apartments standing thereon known & styled as "VASUDEV" to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 20.04.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7(rural) in Book No. 1 at Sr. No. 2111.

Correction to Deed of Declaration for Plot No. 2 "VASUDEV"

48. The correction erupted in the original Deed of Declaration have been rectified by executing and registering a Deed of Correction to Deed of Declaration on 31.10.2013 & 07.10.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5454 & 5764 respectively.

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

49. That building plan of the VASUDEV was again revised & the Nagpur Improvement Trust accorded its sanction and approval to the said revision vide building permit No. EE(Metro)/BE(M-1)/1040 dated 25.06.2014; Accordingly, in pursuance to the said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 15.07.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4149. This revision empowered the Owner/Developer for construction of2 Nos. of exclusive villas, 11 Nos. 6-BHK Bungalows, 52 Nos. 4-BHK Bungalows &168 Nos. 4-BHK small apartments &56 Nos. 4-BHK large apartments divided in 8 independent towers on Plot No 2, having total built-up area is of 41,826.479 Sq. Mts.

50. The errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 15.07.2014 were removed by executing a Deed of Correction on 05.03.2015, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 1911.

51. That the building plan of the VASUDEV was again revised & the Nagpur Improvement Trust accorded its sanction and approval to the said revision vide building permit No. B.E. (NMRDA)/South/Nagpur (Rural)/No.

1542111/2018032716/631 dated 19.12.2018. Accordingly in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 06.09.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10 in Book No. 1, at Sr. No. 12265. This revision empowered the Owner/Developer for construction of 2 Nos. of exclusive villas, 11 Nos. 6-BHK Apartments, 52 Nos. 4-BHK Apartments & 168 Nos. 4-BHK small apartments & 56 Nos. 4-BHK large apartments divided in 8 independent towers on Plot No 2, having total built-up area is of 41,767.99 Sq. Mts.

Sanctioned Building Plan for Plot No. 4 "RUKMANI"

52. That the M/s Radha Madhav Developers decided to develop the Plot No. 4 out of the above said sanctioned layout scheme into a residential estate by constructing row-houses &high-rise buildings containing self-contained apartments, & with such intention the Owner/Developer submitted the plan for sanction in the office of Nagpur Improvement Trust. That said building plan was sanctioned vide Building Permit No. BE(M)/South/Nagpur(R)/PL-3738/2013021866/209, dated 05.04.2013.

Deed of Declaration for Plot No. 4 "RUKMANI"

53. The M/s Radha Madhav Developers initially submitted that portion of Plot No. 4, admeasuring about 15,953.662 Sq. Mts. alongwith the construction of various independent residential units standing thereon known & styled as "RUKMANi" to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 23.04.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7(rural) in Book No. 1 at Sr. No. 2155

Correction to Deed of Declaration for Plot No. 4 "RUKMANI"

54. The correction erupted in the original Deed of Declaration have been rectified by executing and registering a Deed of Correction to Deed of Declaration on 15.04.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4151 on even date.

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

55. That the building plan of the RUKMANI was again revised & the Nagpur Improvement Trust accorded its sanction and approval to said revision vide building permit No. EE(Metro)/BE1/845 dated 04.06.2014; Accordingly, in pursuance to the said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 15.07.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4151. This revision empowered the Owner/Developer M/s Radha Madhav Developers for construction of 05 Nos. of 6-BHK Bungalows, 12 Nos. 4-BHK Bungalows, 48 Nos. of 1-BHK Row Houses, 53 Nos. 2-BHK Row Houses &216 Nos. 3-BHK apartments divided in independent towers on Plot No 4, having total built-up area is of 28,844.208 Sq. Mts.

Compounding of the Structure u/s 52 of MRTP Act

56. That the Nagpur Metropolitan Region Development Authority, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dated 04.03.2017 and the aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

57. That the aforesaid M/s Radha Madhav Developers thereafter applied for the compounding of the structure u/s 52-A of the M.R.T.P. Act, 1966, which was subsequently sanctioned by the office of Asst. Engineer of Compounding Cell of Nagpur Metropolitan Region, Nagpur vide Government Notification dated

07.10.2017 issued u/s 52-A of the M.R.T.P. Act, 1966 r/w Sec. 143 of the M.R.T.P. Act, 1966 vide building permit No. AE Compounding Cell (NMRDA)/BP/06 dated 23.04.2018. Accordingly, in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 13.01.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 1065. Thus, by virtue of this compounded building permit referred to supra, the initial Building Permit Bearing No. BE (M)/South/Nagpur(R)/BP-3739/201303895/225 dated 07.05.2013 is seized to operate and subsequent applicable building permit shall be bearing No. AE Compounding Cell (NMRDA)/BP/06 dated 23.04.2018

58.. That the errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 15.07.2014 were removed by executing a Deed of Correction on 05.03.2015, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 1912 on even date.

Sanctioned Building Plan for Plot No. 5 "SUDAMA"

59. That the M/s Radha Madhav Developers decided to develop the Plot No. 5 out of the above said sanctioned layout scheme into a residential estate by constructing row-houses & high rise buildings containing self-contained apartments, & with such intention the M/s Radha Madhav Developers submitted the plan for sanction in the office of Nagpur Improvement Trust, eventually said building plan was sanctioned vide Building Permit No. BE(M)/South/Nagpur(R)/MB-3701/2012/21913/154 dated 10.01.2013 & its subsequent revision vide Building Permit No. BE(M)/South/Nagpur(R)/ MB-3736/2013021867/203 dated 01.04.2013.

Deed of Declaration for Plot No. 5 "SUDAMA"

60. That the M/s Radha Madhav Developers initially submitted that portion of Plot No. 5, admeasuring about 3,813.886 Sq. Mrs. along with the construction of row houses standing thereon known & styled as "SUDAMA" to the provisions. of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 30.01.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7 (rural) in Book No. 1 at Sr. No. 597. That Due to revision in the building plan by Nagpur Improvement Trust, the M/s Radha Madhav Developers also carried out the amendment/ correction in the Deed of Declaration dated 23.04.2013, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2157.

Correction to Deed of Declaration for Plot No. 5 "SUDAMA"

61. That the building plan of the SUDAMA was again revised & the Nagpur Improvement Trust accorded its sanction and approval to the said revision vide building permit No. EE(Metro)/BE(M-1)/1039 dated 25.06.2014; Accordingly, in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 15.07.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4152. By virtue of this revised building sanction the M/s Radha Madhav Developers was granted permission for construction of 110 Nos. 1-BHK Row Houses & 336 Nos. 1-BHK apartments divided in 6 independent towers on Plot No 5, with total built-up area admeasuring about 19,303.059 Sq. Mts. (approximately).

62. That the errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 15.07.2014 were removed by executing a Deed of Correction on 05.03.2015, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 1913.

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

63. The building plan of the SUDAMA was again revised & the Nagpur Improvement Trust accorded its sanction and approval to the said revision vide building permit No. B.E. (NMRDA)/South/Nagpur (Rural)/No. 8888/2018121253/1635 dated 24.12.2018. Accordingly in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 06.09.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10 in Book No. 1, at Sr. No. 12263 and subsequently in order to add revised area Deed of Correction to Deed of Declaration was executed on 17.01.2022, which was duly registered before the Jt. Sub-Registrar, Nagpur-10, in Book No. 1 at Sr. No. 260. This revision empowered the Owner/Developer for construction of 110 Nos. 1-BHK Row Houses & 336 Nos. 1-BHK apartments divided in 6 independent towers on Plot No 5, with total built-up area admeasuring about 19,303.059 Sq. Mts. (approximately).

Sanctioned Building Plan for Plot No. 6 "YASHODA"

64. That the M/s Radha Madhav Developers decided to develop the Plot No. 6 out of the above said sanctioned layout scheme into a residential estate by constructing row-houses & high-rise buildings containing self-contained apartments, & with such intention the M/s Radha Madhav Developers submitted the plan for sanction in the office of Nagpur Improvement Trust. That said building plan was sanctioned vide Building Permit No. BE (M)/South/Nagpur(R)/MB-3894/2013040137/208, dated 04.04.2013.

Deed of Declaration for Plot No. 6 "YASHODA"

65. The M/s Radha Madhav Developers submitted initially portion of Plot No. 6, admeasuring about 11,436.551Sq. Mts. alongwith the construction of row houses, apartments etc. standing thereon known & styled as "YASHODA" to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 23.04.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7(rural) in Book No. 1 at Sr. No. 2156. The errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 23.04.2013 were corrected & rectified by executing a Deed of Correction on 24.06.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 3678

Correction to Deed of Declaration for Plot No. 6 "YASHODA"

66. The building plan of the YASHODA was again revised & the Nagpur Improvement Trust accorded its sanction and approval to said revision vide building permit No. EE(Metro)/BE(M-1)/646 dated 12.05.2014; Accordingly, in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 15.07.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4153. This revision empowered the Owner/Developer for construction of 2-BHK Row Houses & 2-BHK apartments divided in independent towers on Plot No 6, having total built-up area is of 15,803.873 Sq. Mts. (Approximately).

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

67. That the M/s Radha Madhav Developers thereafter applied for the compounding of the structure u/s 52-A of the M.R.T. P. Act, 1966, which was subsequently sanctioned by the office of Assistant Engineer of Compounding Cell of Nagpur Metropolitan Region, Nagpur vide Government Notification dated 07.10.2017 issued u/s 52-A of the M.R.T.P. Act, 1966 r/w Sec. 143 of the M.R.T.P. Act, 1966 vide building permit No. AE (Compounding Cell) /South /Nagpur (Rural) /Case No. MB.121/2018032713/1116 dated 20.04.2018. Accordingly in pursuance to the said revision the Deed of Correction to Deed of Declaration was executed on 10.09.2020, which was duly registered before the Jt. Sub-Registrar, Nagpur-07, in Book No. 1 at Sr. No. 4561 on 11.09.2020 and subsequently in order to add revised area Deed of Correction to Deed of Declaration was executed on 22.12.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10, in Book No. 1 at Sr. No. 14067. Thus, by virtue of this compounded building permit referred to supra, the initial Building Permit Bearing No. EE(Metro)/BE(M-1)/646 dated 12.05.2014 is seized to operate and subsequent building permit bearing No. AE (Compounding Cell) /South /Nagpur (Rural) /Case No. MB.121/2018032713/1116 dated 20.04.2018 came into force.

68. That the errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 15.07.2014 were removed by executing a Deed of Correction on 05.03.2015, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 1914.

Sanctioned Building Plan for Plot No. 7 "NAND"

69. That the M/s Radha Madhav Developers decided to develop the Plot No. 7 out of the above said sanctioned layout scheme into a residential estate by constructing double duplex/ twin bungalow/row-houses & high-rise buildings containing self-contained apartments, & with such intention the M/s Radha Madhav Developers submitted the plan for sanction in the office of Nagpur Improvement Trust. That said building plan was sanctioned vide Building Permit No. BE(M)/South/Nagpur(R)/BP-3740/2013021864/204, dated 02.04.2013.

Deed of Declaration for Plot No. 7 "NAND"

70. That the M/s Radha Madhav Developers initially submitted that portion of Plot No. 7, admeasuring about 14,720.571Sq. Mts. alongwith the construction of various independent residential units standing thereon known & styled as "NAND" to the provisions of Maharashtra Apartments Ownership Act, 1970 by executing & registering a Deed of Declaration u/s 2 of the Act on 18.04.2013, which was duly registered before Jt. Sub-Registrar, Nagpur-7(rural) in Book No. 1 at Sr. No. 2095. Subsequently said Deed of Declaration was revised by executing and registering a Deed of Correction to Deed of Declaration on 01.11.2013, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 5453.

Correction to Deed of Declaration for Plot No. 7 "NAND"

71. The building plan of the NAND was again revised & the Nagpur Improvement Trust accorded its sanction and approval to said revision vide building permit No. EE(Metro)/BE-2/737 dated 22.05.2014; Accordingly, in pursuance to said revision the Deed of Declaration was also corrected by executing and registering a Deed of Correction to Deed of Declaration on 24.06.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3679. And further Deed of Correction/ Amendment to Deed of Declaration dated 15.07.2014 was executed and was duly registered before the Jt. Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4150. This revised building sanction was specifically granted to the M/s Radha Madhav

Developers for construction of11 Nos. 4-BHK bungalows, 55 Nos. 3-BHK Twin Bungalows & 168 Nos. 3-BHK apartments on Plot No 7, with total built-up area admeasuring about 20,565.094 Sq. Mts. (Approximately).

Revised Sanctioned Building Plan & Deed of Correction/ Amendment to Deed of Declaration

72. That M/s Radha Madhav Developers thereafter applied for the compounding of the structure u/s 52-A of the M.R.T. P. Act, 1966, which was subsequently sanctioned by the office of Asst. Engineer of Compounding Cell of Nagpur Metropolitan Region, Nagpur vide Government Notification dated 07.10.2017 issued u/s 52-A of the M.R.T.P. Act, 1966 r/w Sec. 143 of the M.R.T.P. Act, 1966 vide building permit No. AE Compounding Cell (NMRDA)/BP/04 dated 16.04.2018. Accordingly in pursuance to the said revision the Deed of Correction to Deed of Declaration was executed on 06.09.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10, in Book No. 1 at Sr. No. 12264 on 06.09.2021 and subsequently in order to add revised area Deed of Correction to Deed of Declaration was executed on 22.12.2021, which was duly registered before the Jt. Sub-Registrar, Nagpur-10, in Book No. 1 at Sr. No. 14066. Thus, by virtue of this compounded building permit referred to supra, the initial Building Permit bearing No. BE(M)/South/Nagpur(R)/BP-3740/2013021864/204, dated 02.04.2013 is seized to operate and subsequent applicable building permit shall be bearing No. AE Compounding Cell (NMRDA)/BP/04 dated 16.04.2018.

73. The errors occurred in above mentioned Deed of Correction to Deed of Declaration dated 15.07.2014 were removed by executing a Deed of Correction on 08.10.2014, which was duly registered before the Jt. Sub-Registrar, Nagpur-7(Rural) in Book No. 1 at Sr. No. 5765.

Environmental Clearance certificate

74. That the said project Plot No. 1,2, 3,4 ,5 6,7 of Survey No. 248, 257/2, 258/1/G, 258/1/K, 258/2 at village-Jamtha, Tah-Nagpur (Rural) received State Level Environmental Clearance certificate for Township Phase-1, Vrindavan on dated 09.12.2016 vide letter No. SEAC-2013/CR-289/TC-2 under category 8(b) B1 as per EIA Notification 2006 in the name of M/s Radha Madhav Developers.

RERA Registration

75. THAT, the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from dated 01.05.2017 is applicable to the said entire proposed project and same is come under RERA and thus all the Terms, Rules, conditions and Regulations mentioned in the said Act shall always remain applicable to the said entire Project. Accordingly, M/s Radha Madhav Developers has registered the aforesaid project "Vrindavan Phase 1" under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai bearing Registration No. P50500002677 on 02.08.2017 and ending with 30.12.2028

Mortgage & repaid in favor of Punjab & Sind Bank

76. The said M/s Radha Madhav Developers availed loan facility from Punjab & Sind Bank & mortgaged the entire project property i.e. Survey No. 246/1, 246/2, 248, 252, 257/2, 258/1/G, 258/1/K, 258/2 of Mouza-Jamtha except some properties described in the mortgage deed for amount Rs. 50,00,00,000/- (Rupees Fifty Crore) by Registered mortgaged deed with Punjab and Sind Bank, Nagpur on dated. 11.08.2014. the same Mortgage Deed was duly Registered at Sub-Registrar Office, Nagpur-10 at Sr. No. 8365 on even date. That in the same manner availed additional/further loan of Rs. 30,00,00,000 and executed another mortgaged deed in favor of Punjab & Sind Bank on dated. 11.08.2014. the same Mortgage Deed was duly Registered in the Office of Sub-Registrar,

Nagpur-7 at Sr. No. 8163 on even date. later on, same Reconveyance on dated 28.08.2019 at Sub-Registrar Office, Nagpur (Rural) vide Sr. No.8870 on even date

77. The said loan amount 50,00,00,000/- (Rupees Fifty Crore) was fully repaid on dated 28.08.2019 & & Punjab and Sind Bank, Nagpur release the aforesaid property & issued No-Dues/NOC certificate on dated 26.08.2019 in the name of M/s Radha Madhav Developers for aforesaid Project property

Fire NOC issued by NMC, Nagpur

78. That for the aforesaid Block No. 3, Plot No.1, Kh No. 248, 257/2, 258/2, 258/1/G, 258/1/K of Mouza-Jamtha Fire NOC issued by office of corporation of the city, Nagpur vide letter No. FES/4928/CFO dated 08.03 in the name of M/s Radha Madhav Developers.

Part Occupancy Certificate

79. That after Nagpur Metropolitan Region Development Authority issued Part Occupancy Certificate on dated 28.06.2019 for the said project Block No. 3 (A-B-C) (78 Tenements) of Plot No. 1 on land/Survey No. for Survey No. 248, 257/2, 258/1/G, 258/1/K, 258/2 at village-Jamtha, Tah-Nagpur (Rural), Dist-Nagpur vide Occupancy Certificate No. AE(W)/292 on dated 28.06.2019 on various terms and condition mentioned theirin.

No-Objection certificate for Height Clearance

80. That the said project received No-Objection certificate in the name of M/s Radha Madha Developers from Airport Authority of India on dated 26.10.2020, for Survey No. 248, 257/2, 258/1/G, 258/1/K, 258/2 at village-Jamtha, Tah-Nagpur (Rural), Dist-Nagpur vide letter No. AAI/NP/NOC/2020/OCT/18 which is valid up-to 24.10.2028

Lost of Original Documents& FIR

81. That during the course of time M/s Radha Madhav Developers have/had misplaced/lost or destroyed hereinafter mentioned original sale deed & Agreement to sale (1) Original Registered Sale Deed dated 20.10.1989 having Doc No. 4757 (P) Regd. at SRO-1, Nagpur between from Shri Fattu Ganpati Dahake and others in favor of Shri Shreekant Dewataprasad Tiwari & others, for Survey No. 258 (2) Original Registered Sale Deed dated 24.10.2005 having Doc No. 6354 Regd. at SRO-10, Nagpur between Shri. Ramakant Vasudeo Shukla in favor of Shri. Dnyaneshwar S/o Gopalrao Bhujade, & Dr. Shri. Ritesh Narayan Shelkar for Survey No. 258/2, (3) Original Relinquishment deed dated 23.03.2006 having Sr. No.1336 Regd. at SRO-7, Nagpur between Smt. Rukhamabai alias Chandrabhaga Jangluji Tapre in favor of Smt. Sakhubai alias Parvatabai Narayanrao Ashtankar for Survey No. 257/2, (4) Original Relinquishment deed dated 29.06.2006 having Sr. No.3194 Regd. at SRO-7, Nagpur between Lahanabai Ramaji Mute nee Smt. Lahanabai Gulabrao Daff in favor of Shri. Natthu S/o Ramaji Mute & others for Survey No. 247 & 248, (5) Original Registered Sale Deed dated 21.07.2006 having Doc No3773 Regd. at SRO-7, Nagpur between from Shri Ganpat Narayan Dhage and others in favor of Shri. Sajjan S/o Chaturbhuj Jain & others, for Survey No. 257/2

82. That as described in Tracing of title chain above mentioned title deed was not available with Radha Madhav Developers. hence, he published paper Advertisement in two leading News Papers Daily on dated 14.03.2022 for loss of abovementioned documents and registered FIR at Police station, Sitaburdi, Nagpur District Nagpur for lost property with lost register No. 821/2021on dated 11.09.2021

General Power of Attorney

83. That the M/s Radha Madhav Developers executed General Power of Attorney for admission & presentation in the name of Mr. Yasin Aktar S/o Parvez Aktar & Mr. Sachin Shankarrao Chaudhary on dated 30.09.2021 which

was Registered. at Sub-Registrar Office, Nagpur -10, Nagpur in Book No. 4 vide Sr. No. 12720

Flow of the title of the said land.

1) 7 /12 Extract: as on date of application for registration - available.
2) Mutation Entry No. 2403
3) Search report for 30 years from Taken from Sub-Registrar/office at Nagpur (Rural)
4) Any other relevant title. - No
5) Litigations if any. - No

Nagpur.
Dated :30.05.2022



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