(2) THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust Nagpur later on extended the same for a further term/period commencing from 01-04-2009 and ending on 31-03-2039 by executing a Renewed Indenture of Lease regarding the said property in favour of the aforesaid Shri. Motiram Sadhubuwa Padade, on 19-09-2011 and the same is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1, at Sr. No. 5520 on even date.

(3) THAT the aforesaid Shri. Motiram Sadhubuwa Padade later on decided to develop the said Nagpur Improvement Trust Leasehold Plot No. 94 into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale dated 20-07-2012 he has entrusted the entire work of Development of the said Plot of land to THE HOME MAKERS upon several terms and conditions contained therein. The said Agreement of Development and Sale Dated 20-07-2012 is registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3783 on even date.

(4) THAT, the said Shri. Motiram Sadhubuwa Padade lateron in his turn transferred the aforesaid entire property by way of Sale to THE HOME MAKERS, by a Sale Deed dated 13-12-2013 which is registered at the Office of the Sub-Registrar, Nagpur-8 in Book No.1 at Sr. No. 3764 on even date. As a result therefore the aforesaid Owner has now become an exclusive absolute and full Owner (i.e. Lessee) of the aforesaid property with heritable and transferable rights therein.

(5) THAT, a Plan of the said Multistoreyed Building to be constructed on the said Plot of land and to be known and styled as "SHRI DATTA NIVARA" and the same is duly sanctioned and approved by Assistant Commissioner, Hanuman Nagar Zone No. 3, Nagpur Municipal Corporation vide his Building Permit No. 16/TP/BC/III Dated 10-05-2013.

(6) THAT, for the purpose of verification of title the following documents relating to Nagpur Improvement Trust Leasehold Plot No. 94, situate in Old Subhedar Layout, Sakkardara, Nagpur, in Tahsil and District –NAGPUR are provided to us :-

(i) Copy of Indenture of Lease Dated 28-01-1981.
(ii) Copy of Sale Deed Dated 13-12-2013
(iii) Copy of Building Permit
(iv) Copy of Building Sanction Plan
(v) Copy of City Survey Aakhiv Patrika
(vi) Copy of Tax Receipt

(7) THAT, we have verified all the relevant index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the period of last 13 (Thirteen) years vide Receipt No. 3398 dated 21-12-2013 only those

Contd. . . .