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Ashwin R. Patil
ADVOCATE

TITLE INVESTIGATION REPORT

1	Name of the Branch / BU seeking opinion.	STATE BANK OF INDIA, RAMDASPETH, Branch , Nagpur
2	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Master Search OM SHIVAM BUILDCON PVT LTD., "SHIV ELITE" Mz.SHANKARPUR Plot Nos 1 and 2
3	Name of the unit / concern / company / person offering the property/ (ies) as security.	Prospective Buyer / borrower
4	Constitution of the unit/concern / person / body / authority offering the property for creation of charge.	Person
5	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
6	Particulars of the documents scrutinized - serially and chronologically.	
a)	1) Sale Deed dated 31.12.1998 for a portion of Khasra No. 85/2 & 86/1A executed by (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Dashrath Mendhe through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Kalu Nathuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar through her attorney Shri Subhash Narayan Kalbande (7) Shri. Baby Narayan Kalbande (Vendors) in favour of (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri. Nilu Pandharinath Bhagat (Purchasers), which is duly registered in the office of the Sub-registrar Nagpur No. 11 in Book No. A1, volume No. 1724 on pages 57 to 76 at S. No. 227(12) on 07.01.1999	Original
	2) Sale Deed dated 31.12.1998 for a portion of Khasra No. 85/2 & 86/1A executed by (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Deorao Kadu through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Kalu Nathuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar through her attorney Shri Subhash Narayan Kalbande (7) Shri. Baby Narayan Kalbande (Vendors) in favour of (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri. Nilu Pandharinath Bhagat (Purchasers), which is duly registered	Original

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	in the office of the Sub-registrar Nagpur No. 11 in Addl. Book No. A1, volume No. 1690 on pages 73 to 82 on 07.01.1997.	
3)	Sale Deed dated 23.09.1998 for a portion of Khasra No. 66 executed by (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Dashrath Mahalle through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Nalu Naithuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar through her attorney Shri Subhash Narayan Kalbande (7) Smt. Baby Narayan Kalbande (Vendors) in favour of (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhalse (Purchasers) which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, volume No. 798 on pages 59 to 63 at Sr. No. 926(P) on 23.09.1998.	Original
4)	Sale Deed dated 29.10.1999 for Plot No. 03 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Karare (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 66 to 74 at Sr. No. 1946(P) on 29.10.1999	Original
5)	Agreement to Sale dated 28.04.2010 for Plot No. 03 executed by (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Karare in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
6)	Special Power of Attorney dated 28.04.2010 for Plot No. 03 executed by (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Karare in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1965/2010 on 28.04.2010	Original
7)	Sale Deed dated 31.12.1999 for Plot No. 4 & 12 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Shri Suresh Ganpatrao Kapse (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. NO. 2622, on pages 100 to 205 at Sr. No. 423(P) on 15.01.2060	Original

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Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Sau. Aparna Vilas Ghonge (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 85 to 89 at Sr. No. 1949(P) on 29.10.1999	
17) Agreement to Sale dated 20.12.2011 for Plot No. 15 executed by Sau. Aparna Vilas Ghonge (Seller) in favour of Shri Hemant Panjabrao Gawande (Purchaser) (Document executed before notary public)	Original
18) Special Power of Attorney dated 20.12.2011 for Plot No. 15 executed by Sau. Aparna Vilas Ghonge (Executant) in favour of Shri Hemant Panjabrao Gawande (Attorney) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5585/2011 on 20.12.2011	Original
19) Sale Deed dated 29.10.1999 for Plot No. 16 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Sau. Medha Kishor Ghonge (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 80 to 84 at Sr. No. 1948(P) on 29.10.1999	Original
20) Agreement to Sale dated 20.12.2011 for Plot No. 16 executed by Sau. Medha Kishor Ghonge (Seller) in favour of Shri Hemant Panjabrao Gawande (Purchaser) (Document executed before notary public)	Original
21) Special Power of Attorney dated 20.12.2011 for Plot No. 16 executed by Sau. Medha Kishor Ghonge (Executant) in favour of Shri Hemant Panjabrao Gawande (Attorney) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5584/2011 on 20.12.2011	Original
22) Sale Deed dated 06.11.1999 for Plot No. 17 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Shri Bhaskrar Shamrao Burde (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 849, on pages 166 to 169 at Sr. No. 2035(P) on 06.11.199	Original
23) Agreement to Sale dated 19.04.2010 for Plot No. 17 executed by Shri Bhaskar Shamrao Burde in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
24) Special Power of Attorney dated 19.04.2010 for Plot No. 17 executed by Shri Bhaskar Shamrao Burde (Seller) in favour	Original

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	of Shri Hemant Panjabrao Gawande (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1740/2010 on 19.04.2010	
25)	Sale Deed dated 29.10.1999 for Plot No. 28 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Shri Janrao Balaji Porkute (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 59 to 65 at Sr. No. 1945(P) on 29.10.1999.	Original
26)	Agreement to Sale dated 03.05.2010 for Plot No. 28 executed by Shri Janrao Balaji Porkute (Vendor) in favour of Shri Hemant Panjabrao Gawande (Purchaser) (Document executed before notary public)	Original
27)	Special Power of Attorney dated 03.05.2010 for Plot No. 28 executed by Shri Janrao Balaji Porkute (Executant) in favour of Shri Hemant Panjabrao Gawande (Attorney) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2040/2010 on 03.05.2010	Original
28)	Sale Deed dated 31.01.2002 for Plot No. 41 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Smt. Vinita Shreekant Salunke (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr. No. 854 on 31.01.2002	Original
29)	Agreement to Sale dated 20.09.2010 for Plot No. 41 executed by Sau. Vanita Shreekant Salunke (Seller) in favour of Shri Hemant Panjabrao Gawande (Purchaser) (Document executed before notary public)	Original
30)	Special Power of Attorney dated 20.09.2010 for Plot No. 41 executed by Sau. Vanita Shreekant Salunke in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4296/2010 on 20.09.2010	Original
31)	Sale Deed dated 31.12.1999 for Plot No. 42 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Ku. Kalpana Vasantraoji Mamilwar (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in addl. Book No. A1, Vol. No. 2822, on pages 38 to 41 at Sr. No. 413(P) on 15.01.2000	Original
32)	Correction Deed to Sale Deed dated 22.10.2010 for Plot No. 42 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise	Original

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	(Vendors) in favour of Ku. Kalpana Vasantraoji Mamilwar (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur No. 10 at Sr. No. 4810/2010 on 22.10.2010	
	33) Agreement to Sale dated 22.10.2010 for Plot No. 42 executed by Ku. Kalpana Vasantrao Mamilwar in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
	34) Special Power of Attorney dated 22.10.2010 for Plot No. 42 executed by Ku. Kalpana Vasantrao Mamilwar in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4812/2010 on 22.10.2010	Original
	35) Sale Deed dated 31.01.2002 for Plot No. 43 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr. No. 856 on 31.01.2002	Original
	36) Agreement to Sale dated 17.09.2010 for Plot No. 43 executed by (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
	37) Special Power of Attorney dated 17.09.2010 for Plot No. 43 executed by (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4239/2010 on 17.09.2010	Original
	38) Sale Deed dated 31.01.2002 for Plot No. 45 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Sau. Jayashree Chandrashekhar Hemke (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr. No. 855 on 31.01.2002	Original
	39) Agreement sale dated 20.09.2010 for Plot No. 45 executed by Sau. Jayashree Chandrashekhar Hemke in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public o 20.11.2010)	Original
	40) Special Power of Attorney dated 20.09.2010 for Plot No. 45 executed by Sau. Jayashree Chandrashekhar Hemke in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4371/2010 on 20.09.2010	Original

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41) Sale Deed dated 27.04.2005 for Plot No. 50 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 (Vendors) in favour of Shri Suresh Nilkanthrao Lanjewar (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 2961/2005 on 27.04.2005.	Original
42) Agreement to Sale dated 21.11.2011 for Plot No. 50 executed by Shri Suresh Nilkanthrao Lanjewar in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
43) Special Power of Attorney dated 21.11.2011 for Plot No. 50 executed by Shri Suresh Nilkanthrao Lanjewar in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5187/2011 on 22.11.2011	Original
44) Sale Deed dated 27.04.2005 for Plot No. 51 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 (Vendors) in favour of Shri Sidharth Moreshwar Dhoke (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 2959/2005 on 27.04.2005	Original
45) Agreement to sale dated 21.11.2011 for Plot No. 51 executed by Shri Sidharth Moreshwar Dhoke in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
46) Special Power of Attorney dated 21.11.2011 for Plot No. 51 executed by Shri Sidharth Moreshwar Dhoke in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5186/2011 on 22.11.2011	Original
47) Sale Deed dated 27.04.2005 for Plot No. 52 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 (Vendors) in favour of Smt. Vimal Ajay singh (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 3017/2005 on 29.04.2005	Original
48) Agreement to Sale dated 21.11.2011 for Plot No. 52 executed by Smt. Vimal Ajay Singh in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
49) Special Power of Attorney dated 21.11.2011 for Plot No. 52	Original

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executed by Smt. Vimal Ajay Singh in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5188/2011 on 22.11.2011	
50) Sale Deed dated 27.04.2005 for Plot No. 64 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 (Vendors) in favour of Shri Dinesh Mahadeorao Thakre (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 3018/2005 on 29.04.2005	Original
51) Sale Deed dated 25.05.2011 for Plot No. 64 executed by Shri Dinesh Mahadeorao Thakre in favour of Shri Rajesh Vasramji Jadhav which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 3919/2011 on 25.05.2011	Original
52) Agreement to Sale dated 21.11.2011 for Plot No. 64 executed by Shri Rajesh Vasramji Jadhav in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
53) Special Power of Attorney dated 21.11.2011 for Plot No. 64 executed by Shri Rajesh Vasramji Jadhav in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5185/2011 on 22.11.2011	Original
54) Sale Deed dated 06.11.1999 for Plot No. 98 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise (Vendors) in favour of Sau. Dipeeka Pundlik Shrirao (Purchaser) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2103(P) on 06.11.1999	Original
55) Agreement to sale dated 30.03.2010 for Plot No. 98 executed by Sau. Dipeeka Pundlik Shreerao in favour of Shri Hemant Panjabrao Gawande (Document executed before notary public)	Original
56) Special Power of Attorney dated 21.09.2010 for Plot No. 98 executed by Sau. Dipeeka Pundlik Shreerao in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4313/2010 on 21.09.2010	Original
57) Sale Deed dated 29-04-2005 for Plot No. 11 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) in favour of Mrs. Bharti Ganesh Ghatode (Purchaser), which is	Original

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	duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 3019/2005 on 29.04.2005.	
	58) Special Power of Attorney dated 12.10.2012 for Plot No. 11 executed by Mrs. Bharti Ganesh Ghatode in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4993/2012 on 19.10.2012.	Original
	59) Sale Deed dated 21.04.2005 for Plot No. 65 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) in favour of Shri. Jitendra Dhyaneshwar Motghare (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2848/2005 on 21.04.2005.	Original
	60) Special Power of Attorney dated 12.10.2012 for Plot No. 65 executed by Shri. Jitendra Dhyaneshwar Motghare in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4992/2012 on 19.10.2012.	Original
	61) Sale Deed dated 21.04.2005 for Plot No. 27 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) in favour of Smt. Pappibai alias Vimal Punamchand Godi (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2847/2005 on 21.04.2005.	Original
	62) Special Power of Attorney dated 12.10.2012 for Plot No. 27 executed by Smt. Pappibai alias Vimal Punamchand Godi in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4991/2012 on 19.10.2012.	Original
	63) Sale Deed dated 04.09.2004 for Plot No. 12 executed by (1) Shri. Nitin Pandharinath Bhaise, (2) Sau Rekha Chandrakant Kadu, & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) in favour of Shri. Nitin Madhukarrao Tinkhede (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 6464/2004 on 08.10.2004	Original
	64) Agreement to sale dated 16.03.2012 for Plot No. 12 executed by Shri. Nitin Madhukarrao Tinkhede in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)	Original
	65) Special Power of Attorney dated 16.03.2012 for Plot No. 12 executed by Shri. Nitin Madhukarrao Tinkhede in favour of M/s. Waghmare Developers through its Proprietor Shri.	Original

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Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 998/2012 on 17.03.2012.	
66) Sale Deed dated 29.10.1999 for Plot No. 49 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) in favour of Shri. Deepak Bhalchandra Ghatvaik (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1951(P) on 29.10.1999.	Original
67) Agreement to sale dated 18.04.2012 for Plot No. 49 executed by Shri. Deepak Bhalchandra Ghatvaik in favour of Shri. Nitin Pandharinath Bhaise (Document executed before notary public)	Original
68) Special Power of Attorney dated 18.04.2012 for Plot No. 49 executed by Shri. Deepak Bhalchandra Ghatvaik in favour of Shri. Nitin Pandharinath Bhaise, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1347/2012 on 18.04.2012.	Original
69) Sale Deed dated 29.10.1999 for Plot No. 18 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) in favour of Shri. Prakash Vijaykumar Varma (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, Volume No. 846 on Pages 90 to 94 at Sr. No. 1950(P) on 29.10.1999.	Original
70) Agreement to sale dated 13.04.2012 for Plot No. 18 executed by Shri. Prakash Vijaykumar Varma in favour of Shri. Nitin Pandharinath Bhaise (Document executed before notary public)	Original
71) Special Power of Attorney dated 13.04.2012 for Plot No. 18 executed by Shri. Prakash Vijaykumar Varma in favour of Shri. Nitin Pandharinath Bhaise, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1302/2012 on 13.04.2012	Original
72) Sale Deed dated 29.10.1999 for Plot No. 13 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) in favour of Shri. Sanjay Wasudeo Ghonge (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, Volume No. 846 on Pages 75 to 79 at Sr. No. 1947(P) on 29.10.1999.	Original
73) Agreement to sale dated 26.04.2012 for Plot No. 13 executed by Shri. Sanjay Wasudeo Ghonge in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj	Original

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Chandrakant Waghmare (Document executed before notary public)	
74) Special Power of Attorney dated 26.04.2012 for Plot No. 13 executed by Shri. Sanjay Wasudeo Ghonge in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1451/2012 on 26.04.2012.	Original
75) Sale Deed dated 27.04.2005 for Plot No. 79 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhalse, (3) Sau. Varsha Moreshwarrao Kadu (Vendors) in favour of (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke (Purchasers), which is duly registerec in the office of the Sub-registrar Nagpur Gramin in Book No. 1 at Sr. No. 3021/2005 on 28.04.2005.	Original
76) Agreement to sale dated 18.04.2012 for executed by (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)	Original
77) Special Power of Attorney dated 18.04.2012 for Plot No. 79 executed by (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1348/2012 on 18.04.2012.	Original
78) Sale Deed dated 14.12.2004 for Plot No. 13 executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhalse (Vendors) in favour of Shri. Anant Krushnarao Chandragade (Purchaser), which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, at Sr. No. 8258/2004 on 14.12.2004.	Original
79) Agreement to sale dated 16.03.2012 for Plot No. 13 executed by Shri. Anant Krushnarao Chandragade in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)	Original
80) Special Power of Attorney dated 17.03.2012 for Plot No. 13 executed by Shri. Anant Krushnarao Chandragade in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 997/2012 on 17.03.2012.	Original

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81) Power of Attorney dated 09.02.2005 for Khasra No.66 executed by (1) Gulab Baliram Kalbande, (2) Baby Narayan Kalbande (3) Subhash Narayan Kalbande(4) Nalu Natthuji Lande (5) Sunanda Prabhakarrao Bhoyar in favour of Sau. Varsha Moreshwar Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 985/2004 on 10.02.2005	Original
82) Power of Attorney dated 16.06.2002 for Khasra No.65 & 66 executed by Chindhabai Dashrath Mahalle in favour of Moreshwar Deorao Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 1929/2002 on 18.06.2002.	Cert-Copy
83) Power of Attorney dated 27.06.2004 for Khasra No.66 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise in favour of Sau. Varsha Moreshwar Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 5117/2004 on 27.06.2004	cert Copy
84) General Power of Attorney dated 04.06.2007 executed by Smt. Chindhabai Dashrath Mahalle in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur No. 4 at Sr. No. 3055/2007 on 04.06.2007.	cert Copy
85) Special Power of Attorney dated 12-4-2011 executed by Shri Pankaj Chandrakant Waghmare (Executant) in favour of M/s. Waghmare Developers (Attorney Holder), which is duly registered in the Office of the Sub-Registrar, Nagpur Rural - 10 in Book No. 4 at Sr. No. 1761 on even date.	cert Copy
86) Agreement to Sell for Kh. No. 66/2 dated 14-3-2012 executed by (1) Mrs. Varsha Moreshwar Kadu, (2) Mrs. Rekha Chandrakant Kadu, (3) Shri Nitin Pandharinath Bhaise, (4) Shri Sunil Pandharinath Bhaise, (5) Shri Bhaskar Shaymrao Burande, (6) Mrs. Vanita Bhojraj Maske, (7) Mrs. Sandhya Pandurang Kathwate, (8) Mrs. Aparna Pramod Ingle, (9) Ku. Gayatri Bhagwantrao Karare, (10) Shri Suresh Ganpatrao Kapse, (11) Shri Janrao Balaji Porkute, (12) Mrs. Lata Vinayak Malokar, (13) Mrs. Vinita Sureshrao Vinchurkar, (14) Mrs. Vinita Shrikant Salunke, (15) Mrs. Deepika Pundlik Shrirao, (16) Mrs. Jayshree Chandrasheknar Henke, (17) Ku. Kalpana Vasantrao Mamilwar, (18) Shri Siddharth Moreshwar Dhoke, (19) Shri Suresh Nilkanthrao Lanjewar, (20) Mrs. Vimal Ajay Sing, (21) Shri Rajesh Vasaramji Jadhav, (22) Mrs. Megha Kishore Ghonge, (23) Mrs. Amita @ Anita Mukund Ghonge,	Original

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	(24) Mrs. Aparna Vilas Ghonge. Nos. 4 to 24 through Power of Attorney holder Shri Hemant Panjabrao Gawande (Sellers) alongwith (1) M/s. Waghmare Developers, a Proprietory concern through its Proprietor Shri Pankaj Chandrakant Waghmare (Consenting Party) jointly in favour of M/s. Om Shivam Buildcon Private Limited (Purchaser), which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 946 on even date	
87)	Sale Deed for Kh. No 68/2 dated 09-11-2012 executed by (1) Mrs. Varsha Moreshwar Kadu, (2) Mrs. Rekha Chandrakant Kadu, (3) Shri Nitin Pandharinath Bhaise, (4) Shri Sunil Pandharinath Bhaise, (5) Shri Bhaskar Shaymrao Burande, (6) Mrs. Vanita Bhojraj Maske, (7) Mrs. Sandhya Pandurang Kathwate, (8) Mrs. Aparna Pramod Ingle, (9) Ku. Gayatri Bhagwantrao Karare, (10) Shri Suresh Ganpatrao Kapse, (11) Shri Janrao Balaji Porkute, (12) Mrs. Lata Vinayak Malokar, (13) Mrs. Vinita Sureshrao Vinchurkar, (14) Mrs. Vinita Shrikant Salunke, (15) Mrs. Deepika Pundlik Shrirao, (16) Mrs. Jayshree Chandrashekhar Hemke, (17) Ku. Kalpana Vasantrao Mamilwar, (18) Shri Siddharth Moreshwar Dhoke, (19) Shri Suresh Nilkanthrao Lanjewar, (20) Mrs. Vimal Ajay Sing, (21) Shri Rajesh Vasaramji Jadhav, (22) Mrs. Megha Kishore Ghonge, (23) Mrs. Amita @ Anita Mukund Ghonge, (24) Mrs. Aparna Vilas Ghonge, Nos. 4 to 24 through Power of Attorney holder Shri Hemant Panjabrao Gawande (Sellers) alongwith (1) M/s. Waghmare Developers, a Proprietary concern through its Proprietor Shri Pankaj Chandrakant Waghmare (Consenting Party) jointly in favour of M/s. Om Shivam Buildcon Private Limited (Purchaser), which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 5619/2012 on even date	Original
88)	General Power of Attorney dated 10.01.2005 executed by Gulab Baliram Gawande in favour of Mrs Sandhya Dinesh Thakre which is duly registered in the office of the Sub Registrar Nagpur No. 1 at Sr. No. 226 on 11.01.2005.	Cert.copy
89)	General Power of Attorney dated 21.03.2006 executed by Gulab Baliram Gawande, Chindhabai Dashrath Mahala, Subhash Narayan Kalbande, Nalu Narayan Kalbande, Sunanda Narayan Kalbande and Babi Narayan Kalbandein favour of Shri Dinesh Mahadeorao Thakre which is duly registered in the office of the Sub Registrar Nagpur No. 6 at Sr. No. 1246 on 21.03.2006	Cert.copy

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90) General Power of Attorney dated 18.11.2004 executed by (1) Nalu Narayan Kalbande now after marriage Mrs.Nalu Natthuji Lande, (2) Sunanda Narayan Kalbande now after marriage Mrs Kalpana Prabhakar Bhoyar in favour of Shri Subhash Narayan Kalbande which is duly registered in the office of the Sub Registrar Nagpur No. 1 at Sr. No. 6826 on 18.11.2004.	Cert.copy
91) General Power of Attorney dated 09.02.2005 executed by Babibai Narayan Kalbande in favour of Shri Subhash Narayan Kalbande which is duly registered in the office of the Sub Registrar Nagpur No. 10 at Sr. No. 984 on 10.02.2005.	Cert.copy
92) Sale Deed for Kh. No. 66/1 dated 02-06-2012 executed by (1) Smt Chindhabai Dashrath Mahalle, (2) Shri Subhash Narayan Kalbande, (3) Ku. Nalu Narayan Kalbandeafter marriage Nalu Nanaji Lande, (4) Ku.Sunanda Narayan Kalbande after marriage Sunanda Prabhakar Bhoyar, (5) Smt Baby Narayan Kalbande, (6) Shri Kishor Gulab Kalbande, (7) Shri Chakladhar Gulab Kalbande, (8) Sau Savita Vijay Ghire, (9) Shri Chandrashekhar Gulab Kalbande, (10) Smt Vimaltai Gulab Kalbande, (Sellers) alongwith (1) Sandhya Dinesh Thakre, Hemant Panjabrao Gawande M/s. Waghmare Developers, a Proprietary concern through its Proprietor Shri Pankaj Chandrakant Waghmare and Shri Vinod Bhaise (Consenting Party) jointly in favour of M/s. Om Shivam Buildcon Private Limited (Purchaser), which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 2038/2012 on 07.06.2012	Original
93) N.A. Order for Kh. No. 66/1 dated 6-8-2004 issued by Collector, Nagpur vide its Order dated 6-8-2004 passed in Revenue Case No. 778/NAP-34/2003-2004 of Mouza – Shankarpur.	Original
94) Layout map duly sanctioned by Nagpur Improvement Trust and Release letter dated 13.08.2012	Original
95) Building permit and building plan for Plot No. 2 sanctioned and approved by Building Engineering, Nagpur Improvement Trust, Nagpur vide its building permit No. BE(Metro)/South/Nagpur(Rural) Case No. MB922/201208167 2/113, dated 25.10.2012	Original
96) Building permit and building plan for Plot No. 1 sanctioned and approved by Building Engineering, Nagpur Improvement Trust, Nagpur vide its building permit No. BE(Metro)/South/Nagpur(Rural) Case No.	Original

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	MB915/2012081873/115, dated 02.11.2012.	
	97) Deed of Declaration dated 12.11.2012 for Plot No. 2 executed by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse (Grantor) which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 10, at Sr. No. 5681/2012 on 12.11.2012	Original
	98) Deed of Declaration dated 21.11.2012 for Plot No. 1 executed by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse (Grantor) which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 7, at Sr. No. 5663/2012 on 21.11.2012	Original
	99) 7/12 extract .	Original Xerox
	100) Two separate Memorandum of Understandings both dated 21.01.2010 executed by Dinesh Mahadeorao Thakre, Hemant Gawande, Pankaj Waghmare, Moreshwar Kadu and Varsha Moreshwar Kadu	Cert.copy
	101) Copy of of Judgement of civil judge Sr. Div in Spl Civil Suit No. 679/2004dated15.04.2006.	Cert.copy
	102) Copy of of Judgement of civil judge Sr. Div in Spl Civil Suit No. 1298/2008 dated 14.10.2010	Cert.copy
	103) Copy of of terms of settlement /compromise dated 15.04.2006 suit was compromised in Lok Adalat in respect of civil suit pending before civil judge Sr. Div in Spl Civil Suit No. 1269/2006	Original
	104) Memorandum and Articles of association of M/s. Om Shivam Buildcon Pvt. Ltd.	
5)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. NOTE : Only originals or certified extracts from the registering / land / revenue / other authorities be examined.	Originals/ Cert copies/xe rox
7	Complete or full description of the immovable property / ties) offered as security for creation of mortgage whether equitable / registered mortgage.	(1) ALL THAT Piece and Parcel of land bearing Plot No. 1 (ON E) containing by admeasurement 6299 Sq. Mtrs. (i.e. 67802.436 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/1, 66/2 of Mouza - SHANKARPUR, P. H. No. 42, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR. (2) ALL THAT Piece and Parcel of land bearing Plot No. 2 (TWO) containing by admeasurement 6713.75 Sq. Mtrs. (i.e. 72268.805 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/1, 66/2 of Mouza -

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		SHANKARPUR, P. H. No. 42, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR.	
i)	Survey No.	66/1 & 66/2	
ii)	Door No. (in case of house property)	----	
iii)	Extent / area including plinth / build up area in case of house property.	Plot Area 6299 Sq. Mtrs. for Plot No. 1 and 6713.75 Sq. Mtrs. for Plot No. 2.	
iv)	Locations like name of the place, village,city,registration,sub-district etc.	Mouza – SHANKARPUR, Tahsil – Nagpur (Rural) and District – Nagpur.	
v)	Boundaries	**Plot no. 1 -** ON THE EAST - AMENITY SPACE. ON THE WEST - PLOT NO. 2. ON THE NORTH- KH. NO. 67. ON THE SOUTH- 9.00 MTRS. WIDE ROAD. **Plot No. 2 –** ON THE EAST - PLOT NO. 1. ON THE WEST - 15.00 MTRS. WIDE ROAD, ON THE NORTH- SURVEY NO. 67. ON THE SOUTH- 9.00 MTRS. WIDE ROAD.	
8	Flow of titles tracing out the title, of the intended mortgagor and his / its predecessors in interest from the Mother Dead to the latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title.(separate sheet may be used).	As per attached Sheet	
9	Nature of title of the intended Mortgagor over the property (whether full ownership rights, leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Govt. Grantee / Allottee etc.	Ownership Rights	
10 (a)	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities of Third Party claims, Liens etc. and details thereof. If yes, give the details thereof.	No.	
(b)	The period covered under encumbrances certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	No	
11	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Not assessed.	
12	Details of RTC extracts / mutation extracts / Katha extracts pertaining to the property in question.	The name of the present land owner is mutated.	
13	Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.	
14	IN case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable	
15	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Prospective borrower	

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Advocate

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Date : 04.12.2012
Place : Nagpur

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 65/72 & 66/71, both situated at Mouza – Shankarpur, Tahsil – Nagpur (Rural) and District – Nagpur. Originally belonged to (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Dashrath Mahalle through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Nalu Natthuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar (7) Smt. Baby Narayan Kalbande, being their ancestral property, who lateron in their turn jointly transferred a Portion of the said Kh. No. 65/72 and 66/71 having an area of 0.41 R. by way of sale to (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhaise jointly by a Sale Deed dated 31.12.1996, which is duly registered in the office of the Sub-registrar Nagpur No. 11 in Addl. Book No. A1, volume No. 1704 on pages 67 to 76 at Sr. No. 227(P) on 07.01.1997.

THAT, in the like manner the aforesaid (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Dashrath Mahalle through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Nalu Natthuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar (7) Smt. Baby Narayan Kalbande, further jointly transferred a Portion of the said Kh. No. 65/72 and 66/71 having an area of 0.41 R. by way of sale to (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhaise jointly by a Sale Dead dated 31.12.1996, which is duly registered in the office of the Sub-registrar Nagpur No. 11 in Addl. Book No. A1, volume No. 1690 on pages 73 to 82 on 07.01.1997.

THAT, ALL THAT Piece and Parcel of land bearing Kh. No. 66. of Mouza – Shankarpur, situated at Village Shankarpur in Tahsil – Nagpur (Rural) and District - Nagpur Originally belonged to (1) Shri Gulab Baliram Kalbande, (2) Shri Vinayak Baliram Kalbande, (3) Smt. Chindhabai Dashrath Mahalle through her attorney Shri Moreshwar Deorao Kadu, (4) Shri Subhash Narayan Kalbande, (5) Sau. Nalu Natthuji Lande, (6) Sau. Sunanda Prabhakarrao Bhoyar (7) Smt. Baby Narayan Kalbande, being their ancestral property who lateron in their turn jointly transferred a portion of the said Kh. No. 66 having an area of 0.41 R. by way of sale to (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhaise jointly by a Sale Deed dated 23-09-1998, which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, volume No. 798 on pages 59 to 63 at Sr. No. 926(P) on 23.09.1998.

THAT, the aforesaid (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhaise lateron jointly prepared a layout of the aforesaid Part of Kh. Nos. 65/72, 66/71 and 66 having an area of 1.23 Hectare (i.e. 0.41 R. for each Kh. No.) by carving out various Plots of different sizes therein.

THAT, the aforesaid (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu, (3) Shri Nitin Pandharinath Bhaise lateron transferred Plot No. 3 out of the aforesaid layout by way of sale to (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Katare jointly by a Sale Deed dated 29.10.1999, which is duly registered in the office of

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the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 66 to 74 at Sr. No. 1946(P) on 29.10.1999

THAT, the aforesaid (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Karare by an Agreement to Sale dated 28.04.2010 agreed to sell the aforesaid Plot No. 03 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate, (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao ,Karare lateron executed Special Power of Attorney in favour of Shri Hemant Panjabrao Gawande regarding the aforesaid Plot No. 3 on 28.04.2010, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1965/2010 on even date.

THAT, the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise lateron transferred Plot Nos. 4 and 12 out of the aforesaid layout to Shri Suresh Ganpatrao Kapse by a Sale Deed dated 31.12.1999, which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. NO. 2622, on pages 100 to 205 at Sr. No. 423(P) on 15.01.2000.

THAT, by an Agreement to Sell dated 30.04.2010 the aforesaid Shri Suresh Ganpatrao Kapse has agreed to sell Plot Nos. 04 and 12 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid Shri Suresh Ganpatrao Kapse lateron executed Special Power of Attorney in favour of Shri Hemant Panjabrao Gawande regarding the aforesaid Plot Nos. 4 and 12 on 30.04.2010, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2026/2010 on 30.04.2010.

THAT, the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 8 out of the aforesaid layout by way of sale to Shri Sunil Pandharinath Bhaise by a Sale Deed dated 31.12.1999, which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 2622, on pages 76 to 81 at Sr. No. 419(P) on 15.01.2000

THAT, by an Agreement dated 06.04.2010 the said Shri Sunil Pandharinath Bhaise has agreed to sell the said Plot No. 8 to Shri Hemant Panjabrao Gawande, which is executed before the Notary Public on 06.04.2010

THAT, the aforesaid Shri Sunil Pandharinath Bhaise executed a Special Power of Attorney on 06.04.2010 for Plot No. 8 in favour of Shri Hemant Panjabrao Gawande (Attorney) which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1498/2010 on 06.04.2010.

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THAT, the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 17 out of the aforesaid layout to Shri Bhaskrar Shamrao Burde by a Sale Deed dated 06.11.1999, which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 849, on pages 166 to 169 at Sr. No. 2036(P) on 06.11.199.

THAT, by an Agreement dated 19.04.2010 the said Shri Bhaskar Shamrao Burde has agreed to sell the said Plot No. 17 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Shri Bhaskar Shamrao Burde has executed a Special Power of Attorney in favour of Shri Hemant Panjabrao Gawande on 19.04.2010 for Plot No. 17, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1740/2010 on 19.04.2010.

THAT, by a Sale Deed dated 29.10.1999 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise have jointly transferred Plot No. 28 out of the aforesaid layout by way of sale to Shri Janrao Balaji Porkute, which is duly registered in the office of the Sub-registrar Nagpur in Addl. Book No. A1, Vol. No. 846, on pages 59 to 65 at Sr. No. 1945(P) on 29.10.1999.

THAT, by an Agreement dated 03.05.2010 the aforesaid Shri Janrao Balaji Porkute has agreed to sell Plot No. 28 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Shri Janrao Balaji Porkute executed a Special Power of Attorney on 03.05.2010 for Plot No. 28 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2040/2010 on 03.05.2010.

THAT, by a Sale Deed dated 31.01.2002 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 41 by way of sale to Smt. Vinita Shreekant Salunke, which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr. No. 854 on 31.01.2002.

THAT, by an Agreement dated 20.09.2010 the said Smt. Vinita Shreekant Salunke has agreed to sell Plot No. 41 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid Smt. Vinita Shreekant Salunke executed a Special Power of Attorney on 20.09.2010 for Plot No. 41 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4238/2010 on 20.09.2010.

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THAT, by a Sale Deed dated 31.12.1999 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 42 by way of sale to Ku. Kalpana Vasantraoji Mamilwar, which is duly registered in the office of the Sub-registrar Nagpur in addl. Book No. A1, Vol. No. 2622, on pages 38 to 41 at Sr. No. 413(P) on 15.01.2000.

THAT, a Deed of Correction to Sale Deed dated 22.10.2010 is also executed by (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise in favour of Ku. Kalpana Vasantraoji Mamilwar on 22-10-2010 and the same is duly registered in the office of the Sub-registrar Nagpur No. 10 at Sr. No. 4810/2010 on 22.10.2010

THAT, by an Agreement dated 22.10.2010 the aforesaid Ku Kalpana Vasantraoji Mamilwar has agreed to sell Plot No. 42 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid Ku. Kalpana Vasantrao Mamilwar executed a Special Power of Attorney on 22.10.2010 in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4812/2010 on 22.10.2010.

THAT, by a Sale Deed dated 31.01.2002 the aforesaid (1) Sau. Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 43 by way of sale to (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar jointly, which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr.No. 856 on 31.01.2002.

THAT, by an Agreement dated 17.09.2010 the aforesaid by (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar have agreed to sell Plot No. 43 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar executed a Special Power of Attorney on 17.09.2010 for Plot No. 43 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4239/2010 on 17.09.2010.

THAT, by a Sale Deed dated 31.01.2002 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise transferred Plot No. 45 by way of sale to Sau. Jayashree Chandrashekhar Hemke, which is duly registered in the office of the Sub-registrar Nagpur in Book No. 1, at Sr. No. 855 on 31.01.2002.

THAT, by an Agreement dated 20.09.2010 the aforesaid Sau. Jayashree Chandrashekhar Hemke has agreed to sell Plot No. 45 to Shri Hemant Panjabrao Gawande (Document executed before notary public on 20.11.2010).

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THAT, the said Sou. Jayashree Chandrashekhar Hemke executed a Special Power of Attorney on 20.09.2010 for Plot No. 45 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4371/2010 on 20.09.2010.

THAT, by a Sale Deed dated 27.04.2005 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 transferred Plot No. 50 by way of sale to Shri Suresh Nilkanthrao Lanjewar, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 2961/2005 on 27.04.2005.

THAT, by an Agreement dated 21.11.2011 the said Shri Suresh Nilkanthrao Lanjewar agreed to sell the said Plot No. 50 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Shri Suresh Nilkanthrao Lanjewar executed a Special Power of Attorney on 21.11.2011 for Plot No. 50 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5187/2011 on 22.11.2011.

THAT, by a Sale Deed dated 27.04.2005 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 transferred Plot No. 51 by way of sale to Shri Sidharth Moreshwar Dhoke, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, in Book No. 1, at Sr. No. 2959/2005 on 27.04.2005.

THAT, by an Agreement dated 21.11.2011 the aforesaid Shri Sidharth Moreshwar Dhoke has agreed to sell Plot No. 51 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the aforesaid Shri Sidharth Moreshwar Dhoke has executed a Special Power of Attorney on 21.11.2011 for Plot No. 51 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5186/2011 on 22.11.2011.

THAT, by a Sale Deed dated 27.04.2005 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 have transferred Plot No. 52 by way of sale to Smt. Vimal Ajay singh, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1 at Sr. No. 3017/2005 on 29.04.2005.

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THAT, by an Agreement dated 21.11.2011 the aforesaid Smt. Vimal Ajay Singh has agreed to sell Plot No. 52 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Smt. Vimal Ajay Singh has executed a Special Power of Attorney on 21.11.2011 for Plot No. 52 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5138/2011 on 22.11.2011.

THAT, by a Sale Deed dated 27.04.2005 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise & (3) Sau. Varsha Moreshwar Kadu – for and attorney for Vendor No. 1 & 2 jointly transferred Plot No. 64 by way of saleto Shri Dinesh Mahadeorao Thakre, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 in Book No. 1, at Sr. No. 3018/2005 on 29.04.2005.

THAT, the aforesaid Shri Dinesh Mahadeorao Thakre lateron in his turn transferred the said Plot No. 64 by way of sale to Shri Rajesh Vasramji Jadhav by a Sale Deed dated 25.05.2011, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 3919/2011 on 25.05.2011.

THAT, by an Agreement dated 21.11.2011 the said Shri Rajesh Vasramji Jadhav has agreed to sell Plot No. 64 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Shri Rajesh Vasramji Jadhav has executed a Special Power of Attorney on 21.11.2011 for Plot No. 64 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 5185/2011 on 22.11.2011.

THAT, by a Sale Deed dated 06.11.1999 the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwar Kadu & (3) Shri Nitin Pandharinath Bhise have jointly transferred Plot No. 98 by way of saleto Sau. Dipeeka Pundlik Shirao, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2103(P) on 06.11.1999.

THAT, by an Agreement dated 30.03.2010 the said Sau. Dipeeka Pundlik Shirao has agreed to sell the said Plot No. 98 to Shri Hemant Panjabrao Gawande (Document executed before notary public).

THAT, the said Sau. Dipeeka Pundlik Shirao has executed a Special Power of Attorney on 21.09.2010 for Plot No. 98 in favour of Shri Hemant Panjabrao Gawande, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4313/2010 on 21.09.2010.

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THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) lateron transferred Plot No. 11 by way of sale to Mrs. Bharti Ganesh Ghatode (Purchaser), Sale Deed dated 29-04-2005, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 3019/2005 on 29.04.2005.

THAT the said Mrs. Bharti Ganesh Ghatode executed Special Power of Attorney dated 12.10.2012 for Plot No. 11 in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4993/2012 on 19.10.2012.

THAT the aforesaid (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) transferred/sold Plot No. 65 by way of sale to Shri. Jitendra Dhyaneshwar Motghare (Purchaser), by a Sale Deed dated 21.04.2005, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2848/2005 on 21.04.2005.

THAT the said Shri. Jitendra Dhyaneshwar Motghare executedd Special Power of Attorney dated 12.10.2012 for Plot No. 65 in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4992/2012 on 19.10.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) transferred/sold Plot No. 27 by way of sale to Smt. Pappibai alias Vimal Punamchand Godi (Purchaser), by a Sale Deed dated 21.04.2005, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 2847/2005 on 21.04.2005.

THAT the said Smt. Pappibai alias Vimal Punamchand Godi executed Special Power of Attorney dated 12.10.2012 for Plot No. 27 in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 4991/2012 on 19.10.2012.

THAT the said (1) Shri. Nitin Pandharinath Bhaise, (2) Sau Rekha Chandrakant Kadu, & (3) Sau. Varsha Moreshwarrao Kadu (Vendors) transferred/sold Plot No. 12 by way of sale to Shri. Nitin Madhukarrao Tinkhede (Purchaser), by Sale Deed dated 04.09.2004, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 8464/2004 on 08.10.2004.

THAT by Agreement to sale dated 16.03.2012 the said Shri. Nitin Madhukarrao Tinkhede agreed to sell Plot No. 12 to M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)

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THAT the said Shri. Nitin Madhukarrao Tinkhede execued Special Power of Attorney dated 16.03.2012 for Plot No. 12 in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 998/2012 on 17.03.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) transferred/sold the Plot No. 49 by way of sale to Shri. Deepak Bhalchandra Ghatvaik (Purchaser), by a Sale Deed dated 29.10.1999, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1951(P) on 29.10.1999.

THAT by Agreement to sale dated 18.04.2012 the said Shri. Deepak Bhalchandra Ghatvaik agreed to sell Plot No. 49 to Shri. Nitin Pandharinath Bhaise (Document executed before notary public)

THAT the said Shri. Deepak Bhalchandra Ghatvaik executed Special Power of Attorney dated 18.04.2012 for Plot No. 49 in favour of Shri. Nitin Pandharinath Bhaise, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1347/2012 on 18.04.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) transferred/sold the Plot No. 18 by way of sale to Shri. Prakash Vijaykumar Varma (Purchaser), by a Sale Deed dated 29.10.1999, which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, Volume No. 846 on Pages 90 to 94 at Sr. No. 1950(P) on 29.10.1999.

THAT by Agreement to sale dated 13.04.2012 the said Shri. Prakash Vijaykumar Varma agreed to sell Plot No. 18 in favour of Shri. Nitin Pandharinath Bhaise (Document executed before notary public)

THAT the said Shri. Prakash Vijaykumar Varma executed Special Power of Attorney dated 13.04.2012 for Plot No. 18 in favour of Shri. Nitin Pandharinath Bhaise, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1302/2012 on 13.04.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) transferred/sold the Plot No. 13 by way of sale to Shri. Sanjay Wasudeo Ghonge (Purchaser), by Sale Deed dated 29.10.1999, which is duly registered in the office of the Sub-registrar Nagpur Gramin in Addl. Book No. A1, Volume No. 846 on Pages 75 to 79 at Sr. No. 1947(P) on 29.10.1999.

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THAT by Agreement to sale dated 26.04.2012 the said Shri. Sanjay Wasudeo Ghonge agreed to sell the Plot No. 13 to M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)

THAT the said Shri. Sanjay Wasudeo Ghonge executed Special Power of Attorney dated 26.04.2012 for Plot No. 13 in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1451/2012 on 26.04.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Shri. Nitin Pandharinath Bhaise, (3) Sau. Varsha Moreshwarrao Kadu (Vendors) transferred/sold Plot No. 79 by way of sale to (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke (Purchasers), by Sale Deed dated 27.04.2005, which is duly registered in the office of the Sub-registrar Nagpur Gramin in Book No. 1 at Sr. No. 3021/2005 on 29.04.2005.

THAT by Agreement to sale dated 18.04.2012 the said (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke agreed to sell Plot No. 79 to M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)

THAT the said (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke executed Special Power of Attorney dated 18.04.2012 for Plot No. 79 in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 1348/2012 on 18.04.2012.

THAT the said (1) Sau Rekha Chandrakant Kadu, (2) Sau. Varsha Moreshwarrao Kadu, & (3) Shri. Nitin Pandharinath Bhaise (Vendors) transferred/sold the Plot No. 13 by way of sale to Shri. Anant Krushnarao Chandragade (Purchaser), by a Sale Deed dated 14.12.2004, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10 at Sr. No. 8268/2004 on 14.12.2004.

THAT by Agreement to sale dated 16.03.2012 the said Shri. Anant Krushnarao Chandragade e agreed to sell Plot No. 13 to M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare (Document executed before notary public)

THAT the said Shri. Anant Krushnarao Chandragade executed Special Power of Attorney dated 16.03.2012 for Plot No. 13 in favour of M/s. Waghmare Developers through its Proprietor Shri. Pankaj Chandrakant Waghmare, which is duly registered in the office of the Sub-registrar Nagpur Gramin at Sr. No. 997/2012 on 17.03.2012.

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That Power of Attorney dated 09.02.2005 for Khasra No.66 executed by (1) Gulab Baliram Kalbande, (2) Baby Narayan Kalbande (3) Subhash Narayan Kalbande(4) Nalu Natthuji Lande (5) Sunanda Prabhakarrao Bhoyar in favour of Sau. Varsha Moreshwar Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 985/2004 on 10.02.2005

That Power of Attorney dated 16.08.2002 for Khasra No.65 & 66 executed by Chindhabai Dashrath Mahalle in favour of Moreshwar Deorao Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 1929/2002 on 18.08.2002.

That Power of Attorney dated 27.08.2004 for Khasra No.66 executed by (1) Sau Rekha Chandrakant Kadu, (2) Shri Nitin Pandharinath Bhise in favour of Sau. Varsha Moreshwar Kadu which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 5117/2004 on 27.08.2004

That General Power of Attorney dated 04.06.2007 executed by Smt. Chindhabai Dashrath Mahalle in favour of Shri Hemant Panjabrao Gawande which is duly registered in the office of the Sub-registrar Nagpur No. 4 at Sr. No. 3055/2007 on 04.06.2007

That Special Power of Attorney dated 12-4-2011 executed by Shri Pankaj Chandrakant Waghmare (Executant) in favour of M/s. Waghmare Developers (Attorney Holder), which is duly registered in the Office of the Sub-Registrar, Nagpur Rural -10 in Book No. 4 at Sr. No. 1761 on even date.

THAT, the aforesaid land comprising Kh. No. 66/1 is converted for Non Agricultural Use by the Collector, Nagpur vide its Order dated 6-8-2004 passed in Revenue Case No. 778/NAP-34/2003-2004 of Mouza – Shankarpur.

THAT, the aforesaid (1) Sau. Rekha Chandrakant Kadu and (2) Shri Nitin Pandharinath Bhise executed a Power of Attorney on 27.08.2004 for Khasra No.66 in favour of Sau. Varsha Moreshwar Kadu, which is duly registered in the office of the Sub-registrar Nagpur Gramin -10, at Sr. No. 5117/2004 on 27.08.2004.

THAT, a General Power of Attorney is also executed by Smt. Chindhabai Dashrath Mahalle in favour of Shri Hemant Panjabrao Gawande on 04.06.2007 which is duly registered in the office of the Sub-registrar Nagpur No. 4 at Sr. No. 3055/2007 on 04.06.2007.

THAT, a Special Power of Attorney executed by Shri Pankaj Chandrakant Waghmare in favour of M/s. Waghmare Developers on 12-4-2011, which is duly registered in the Office of the Sub-Registrar, Nagpur Rural -10 in Book No. 4 at Sr. No. 1761 on even date.

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THAT, by an Agreement to Sell dated 14-3-2012 the aforesaid (1) Mrs. Varsha Moreshwar Kadu. (2) Mrs. Rekha Chandrakant Kadu, (3) Shri Nitin Pandharinath Bhaise, (4) Shri Sunil Pandharinath Bhaise, (5) Shri Bhaskar Shaymrao Burande, (6) Mrs. Vanita Bhojraj Maske, (7) Mrs. Sandhya Pandurang Kathwate, (8) Mrs. Aparna Pramod Ingle, (9) Ku. Gayatri Bhagwantrao Karare, (10) Shri Suresh Ganpatrao Kapse, (11) Shri Janrao Balaji Porkute, (12) Mrs. Lata Vinayak Malokar, (13) Mrs. Vinita Sureshrao Vinchurkar, (14) Mrs. Vinita Shrikant Salunke, (15) Mrs. Deepika Pundlik Shrirao, (16) Mrs. Jayshree Chandrashekhar Hemke, (17) Ku. Kalpana Vasantrao Mamilwar, (18) Shri Siddharth Moreshwar Dhoke, (19) Shri Suresh Nilkanthrao Lanjewar, (20) Mrs. Vimal Ajay Sing, (21) Shri Rajesh Vasramji Jadhav, (22) Mrs. Megha Kishore Ghonge, (23) Mrs. Amita @ Anita Mukund Ghonge, (24) Mrs. Aparna Vilas Ghonge. Nos. 4 to 24 through Power of Attorney holder Shri Hemant Panjabrao Gawande, alongwith (1) M/s. Waghmare Developers, a Proprietory concern through its Proprietor Shri Pankaj Chandrakant Waghmare have jointly agreed to sell the said Kh. No. 66/2 to M/s. Om Shivam Buildcon Private Limited, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 946 on even date.

THAT, by a Sale Deed dated 09-11-2012 the aforesaid (1) Mrs. Varsha Moreshwar Kadu, (2) Mrs. Rekha Chandrakant Kadu, (3) Shri Nitin Pandharinath Bhaise, (4) Shri Sunil Pandharinath Bhaise, (5) Shri Bhaskar Shaymrao Burande, (6) Mrs. Vanita Bhojraj Maske, (7) Mrs. Sandhya Pandurang Kathwate, (8) Mrs. Aparna Pramod Ingle, (9) Ku. Gayatri Bhagwantrao Karare, (10) Shri Suresh Ganpatrao Kapse, (11) Shri Janrao Balaji Porkute, (12) Mrs. Lata Vinayak Malokar, (13) Mrs. Vinita Sureshrao Vinchurkar, (14) Mrs. Vinita Shrikant Salunke, (15) Mrs. Deepika Pundlik Shrirao, (16) Mrs. Jayshree Chandrashekhar Hemke, (17) Ku. Kalpana Vasantrao Mamilwar, (18) Shri Siddharth Moreshwar Dhoke, (19) Shri Suresh Nilkanthrao Lanjewar, (20) Mrs. Vimal Ajay Sing, (21) Shri Rajesh Vasramji Jadhav, (22) Mrs. Megha Kishore Ghonge, (23) Mrs. Amita @ Anita Mukund Ghonge, (24) Mrs. Aparna Vilas Ghonge, Nos. 4 to 24 through Power of Attorney holder Shri Hemant Panjabrao Gawande alongwith (1) M/s. Waghmare Developers, a Proprietary concern through its Proprietor Shri Pankaj Chandrakant Waghmare have jointly transferred/sold the said Kh. No. 66/2 by way of sale to M/s. Om Shivam Buildcon Private Limited and the said Sale Deed is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 5615/2012 on even date. As a result therefore the said M/s. Om Shivam Buildcon Private Limited has now become an exclusive, absolute and full Owner of the said Kh. No. 66/2, situated at Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

That General Power of Attorney dated 10.01.2005 executed by Gulab Baliram Gawande in favour of Mrs Sandhya Dinesh Thakre which is duly registered in the office of the Sub Registrar Nagpur No. 1 at Sr. No. 225 on 11.01.2005.

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That General Power of Attorney dated 21.03.2006 executed by Gulab Baliram Gawande, Chindhabai Dashrath Mahale, Subhash Narayan Kalbande, Nalu Narayan Kalbande, Sunanda Narayan Kalbande and Babi Narayan Kalbandein favour of Shri Dinesh Mahadeorao Thakre which is duly registered in the office of the Sub Registrar Nagpur No. 6 at Sr. No. 1246 on 21.03.2006

That General Power of Attorney dated 18.11.2004 executed by (1) Nalu Narayan Kalbande now after marriage Mrs.Nalu Natthuji Lande, (2) Sunanda Narayan Kalbande now after marriage Mrs Kalpana Prabhakar Bhoyar in favour of Shri Subhash Narayan Kalbande which is duly registered in the office of the Sub Registrar Nagpur No. 1 at Sr. No. 6826 on 18.11.2004.

That General Power of Attorney dated 09.02.2005 executed by Babibai Narayan Kalbande in favour of Shri Subhash Narayan Kalbande which is duly registered in the office of the Sub Registrar Nagpur No. 10 at Sr. No. 984 on 10.02.2005.

That by a Sale Deed for Kh. No. 66/1 dated 02-06-2012 executed by (1) Smt Chindhabai Dashrath Mahalle, (2) Shri Subhash Narayan Kalbande, (3) Ku. Nalu Narayan Kalbandeafter marriage Nalu Nanaji Lande, (4) Ku.Sunanda Narayan Kalbande after marriage Sunanda Prabhakar Bhoyar, (5) Smt Baby Narayan Kalbande, (6) Shri Kishor Gulab Kalbande, (7) Shri Chakradhar Gulab Kalbande, (8) Sau Savita Vijay Ghire, (9) Shri Chandrashekhar Gulab Kalbande, (10) Smt Vimaltai Gulab Kalbande, (Sellers) alongwith (1) Sandhya Dinesh Thakre, (2)Hemant Panjabrao Gawande (3) M/s Waghmare Developers, a Proprietary concern through its Proprietor Shri Pankaj Chandrakant Waghmare and (4) Shri Vinod Bhalse (Consenting Party) jointly in favour of M/s. Om Shivam Buildcon Private Limited (Purchaser), which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 2036/2012 on 07.06.2012 As a result therefore the said M/s. Om Shivam Buildcon Private Limited has now become an exclusive, absolute and full Owner of the said Kh. No. 66/2, situated at Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

THAT, the aforesaid M/s. Om Shivam Buildcon Private Limited lateron decided to develop Plot Nos. 1 and 2 out of the aforesaid layout into a Residential Estate by constructing various Multistoreyed Building thereon, each consisting of various self contained separate Apartments therein.

THAT, layout plan on the aforesaid Khasra Nos.66/1 and 66/2 is duly sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur and release Plot No.1 and 2 in favour of Om Shivam Buildcon Pvt Ltd. On 13.08.2012.

THAT, in the like manner the said M/s. Om Shivam Buildcon Private Limited has prepared a Building Plan for Plot No. 1 and the same is duly sanctioned and approved

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by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its building permit No. BE(Metro)/South/Nagpur(Rural) Case No. MB915/2012081673/115, dated 02.11.2012.

THAT, accordingly the said M/s. Om Shivam Buildcon Private Limited has also prepared a Building Plan for Plot No. 2 and the same is duly sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its building permit No. BE(Metro)/South/Nagpur(Rural) Case No. MB922/2012081672/113, dated 25.10.2012.

THAT, the said Plot No. 1 Togetherwith the proposed Multistoreyed Buildings standing thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse on 21-11-2012, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 7, at Sr. No. 5663/2012 on 21.11.2012.

THAT, the said Plot No. 2 Togetherwith the proposed Multistoreyed Buildings standing thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse on 12.11.2012, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 10, at Sr. No. 5681/2012 on 12.11.2012.

THAT name of the present owner , M/s. Om Shivam Buildcon Private Limited isalso mutated on the all relevant government record .

The links in the title history of last 30 years of chain of title have been properly established.

NOTE :- That some unregistered documents like memorandum of understanding were executed by Sandhya Dinesh Thakre , Hemant Punjabrao Gawande, M/s Waghmare Developers, Shri Vinod Bhaise are not made available for verification since they are misplaced/lost. However , no prejudice would coused to the interest of the bank or the prospective borrower since all the interested parties i.e Sandhya Dinesh Thakre , Hemant Punjabrao Gawande, M/s Waghmare Developers, Shri Vinod Bhaise acord their consent by signing both sale deeds in the capacity of consentor.

All the disputes pending in the court are finally settled I have also obtainrd Affadavit of the present owner stating that there is no dispute pending in any court or authority and it absolutely own and possess the said land.

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Annexure – C

1	Nature of title (Ownership /Leasehold / Occupancy / Govt.grant / allotments etc.)		Ownership
2	If leasehold, whether : a) lease Deed is duly stamped and registered b) lessee is permitted to mortgage the leasehold right, c) duration of the lease / unexpired period of lease, d) if, a sub –lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also.	Not Applicable Not Applicable Not Applicable Not Applicable	
3	If Govt. grant / allotment / lease –cum / Sale Agreement, whether ; a) Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions. b) the mortgagor is competent to create charge on such property.	Not Applicable Not Applicable	
4	If occupancy right, whether : (a) Such right is heritable and transferable, (b Mortgage can be created.	Not Applicable	
5	a. Urban land ceiling clearance, whether required and if so, details thereon. b, Whether No Objection Certificate under the income Tax Act is required / obtained.	Yes Not Applicable	
6	Nature of Minor,s interest, if any and if so, whether creation of mortgage could be possible-the modalities / procedure to be followed and the reasons for coming to such conclusion.		Not Applicable
7	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon.		Not Applicable
8	IN case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.		Yes
9	Whether the property is affected by any local laws (viz. Agricultural Laws, weaker Sections, minorities, Land laws etc.)		No
10 a.	In case of partition / settlement deeds, whether the original deed is available for deposit. If not the modality procedure to be followed to create a valid and enforceable mortgage.		No
b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Yes, name of the present land owner is mutated.	
c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.		Not Applicable
11 a.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.		Yes
b	Whether the person(s) creating mortgage has / have authority to		Not

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	create mortgage for and on behalf of the firm.	Applicable
12 a	Whether the property belongs to a limited company, check the Borrowing powers BOD resolution, Authorisation to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	Yes
b	In case of societies, Association, the required authority power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws.	Not Applicable
13	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is property executed / stamped / authenticated in terms of the law of the place, where it is executed.	Yes
14	If the property is a flat / apartment of residential / commercial complex, check	yes
a	Promoter's / Land owner's title to the land / building	Yes
b	Development Agreement / Power of Attorney	Not Applicable
c	Extent of authority of the Developer / builder	Yes, Land owner itself developer
d	Independent title verification of the land and/or building in question.	Not Applicable
e	Agreement for sale (duly registered)	Not Applicable
F	Payment of proper stamp duty	Not Applicable
g	Conveyance in favour of society / Condominium concerned.	Not Applicable
h	Occupancy certificate / allotment letter / letter of possession.	Not Applicable
i	Membership details in the Society etc.	Not Applicable
J	Share Certificates	Not Applicable
k	No Objection letter from the Society	Not Applicable
L	All legal requirements under the local / Municipal laws, regarding ownership of flat / Apartments / Building Regulations, Development Control Regulations, co-operative Societies' Laws etc.	Yes
15	Where the property is a joint family property, mortgage is created for family benefit / legal necessity, whether the major coparceners have no objection / join in execution, minor's share if any, rights of female members etc.	No
16	Pending Litigations / Court attachments/ injunction / stay orders / acquisition by the Govt/Local authorities etc. that could be ascertained.	No
17	Any other details required for the purpose.	No.

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नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १९४१/१२

दिनांक १६/१०/१२ सन २०

दस्त, शोध अर्ज

सादर करणाऱ्याचे नाव श्री आशिष आर. पाटील

खालीलप्रमाणे फी मिळाली मौजा - वाकेपूर, प.ह.न.४२

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा छापणे (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण	२००/-	
दंड-कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील बाब क्र.		
" "		
" "		
" "		
एकूण	२००/-	

१ वर्षे

दस्तऐवज नकाल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवावा. या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सह दुय्यम निबंधक, सर्ा-२
नागपूर महानगरप.प.

सादरकर्ता.

नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजांचा/अर्जांचा अनुक्रमांक ३१५२/२०१३

दिनांक १/१२/२०१३ सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा प्रमाणे (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
.. ..		
.. ..		
.. ..		
एकूण		

दस्तऐवज नक्कल

नोंदणीकृत झाल्याने पावती परत मिळेल. रोजी तयार होईल व या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत झाल्याने पाठवावा. हयाली करावा.

सादरकर्ता.

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

1 I have examined the Documents in details, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.

1 A. I confirm having made a search in the Land / Revenue records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

1 B. Following scrutiny of Land Records / Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any has been clarified by making necessary enquiries.

2 A. There are no prior Mortgage / Charges / Encumbrances whatsoever. The property is free from all encumbrances.

3. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower.

4. I certify that shall have and absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

In case of creating of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds / documents would create a valid and enforceable mortgage.

1. Original Sale Deed dated 31.12.1996 of Sau. Rekha Chandrakant Kadu, and others
2. Original Sale Deed dated 31.12.1996 for a portion of Khasra No. 65/72 & 66/71 Sau. Rekha Chandrakant Kadu & others
3. Original Sale Deed dated 23.09.1998 for a portion of Khasra No. 66 of Sau. Rekha Chandrakant Kadu, & others
4. Original Sale Deed dated 29.10.1999 of (1) Sau. Vanita Bhojraj Maske, (2) Sau. Sandhya Pandurang Kathvate. (3) Sau. Aparna Pramod Ingle, (4) Ku. Gayatri Bhagwantrao Karare.
5. Original Agreement to Sale dated 26.04.2010 of Shri Hemant Panjabrao Gawande.
6. Original Special Power of Attorney dated 26.04.2010 of Shri Hemant Panjabrao Gawande.
7. Original Sale Deed dated 31.12.1999 of Shri Suresh Ganpatrao Kapse.
8. Original Agreement to Sale dated 30.04.2010 of Shri Hemant Panjabrao Gawande.
9. Original Special Power of Attorney dated 30.04.2010 of Shri Hemant Panjabrao Gawande.

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10. Original Sale Deed dated 31.12.1999 of Shri Sunil Pandharinath Bhaise.
11. Original Agreement to sale dated 06.04.2010 of Shri Hemant Panjabrao Gawande.
12. Original Special Power of Attorney dated 06.04.2010 of Shri Hemant Panjabrao Gawande.
13. Original Sale Deed dated 29.10.1999 of Sau. Amita Mukund Ghonge.
14. Original Agreement to sale dated 20.12.2011 of Shri Hemant Panjabrao Gawande.
15. Original Special Power of Attorney dated 20.12.2011 of Shri Hemant Panjabrao Gawande.
16. Original Sale Deed dated 29.10.1999 of Sau. Aparna Vilas Ghonge.
17. Original Agreement to Sale dated 20.12.2011 of Shri Hemant Panjabrao Gawande.
18. Original Special Power of Attorney dated 20.12.2011 .
19. Original Sale Deed dated 29.10.1999 of Sau. Medha Kishor Ghonge.
20. Original Agreement to Sale dated 20.12.2011 of Shri Hemant Panjabrao Gawande.
21. Original Special Power of Attorney dated 20.12.2011 of Shri Hemant Panjabrao Gawande.
22. Original Sale Deed dated 06.11.1999 of Shri Bhaskrar Shamrao Burde.
23. Original Agreement to Sale dated 19.04.2010 of Shri Hemant Panjabrao Gawande.
24. Original Special Power of Attorney dated 19.04.2010 of Shri Hemant Panjabrao Gawande.
25. Original Sale Deed dated 29.10.1999 of Shri Janrao Balaji Porkute.
26. Original Agreement to Sale dated 03.05.2010 of Shri Hemant Panjabrao Gawande.
27. Original Special Power of Attorney dated 03.05.2010 of Shri Hemant Panjabrao Gawande.
28. Original Sale Deed dated 31.01.2002 of Smt. Vinita Shreekant Salunke.
29. Original Agreement to Sale dated 20.09.2010 of Shri Hemant Panjabrao Gawande.
30. Original Special Power of Attorney dated 20.09.2010 of Shri Hemant Panjabrao Gawande.
31. Original Sale Deed dated 31.12.1999 of Ku. Kalpana Vasantraoji Mamilwar.
32. Original Correction Deed to Sale Deed dated 22.10.2010 of Ku. Kalpana Vasantraoji Mamilwar.
33. Original Agreement to Sale dated 22.10.2010 of Shri Hemant Panjabrao Gawande.
34. Original Special Power of Attorney dated 22.10.2010 of Shri Hemant Panjabrao Gawande.
35. Original Sale Deed dated 31.01.2002 of (1) Sau. Lata Vinayak Malokar & (2) Sau. Vanita Sureshrao Vinchurkar.
36. Original Agreement to Sale dated 17.09.2010 of Shri Hemant Panjabrao Gawande.

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37. Original Special Power of Attorney dated 17.09.2010 of Shri Hemant Panjabrao Gawande.
38. Original Sale Deed dated 31.01.2002 of Sau. Jayashree Chandrashekhar Hemke.
39. Original Agreement sale dated 20.09.2010 of Shri Hemant Panjabrao Gawande.
40. Original Special Power of Attorney dated 20.09.2010 of Shri Hemant Panjabrao Gawande.
41. Original Sale Deed dated 27.04.2005 of Shri Suresh Nilkanthrao Lanjewar.
42. Original Agreement to Sale dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
43. Original Special Power of Attorney dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
44. Original Sale Deed dated 27.04.2005 of Shri Sidharth Moreshwar Dhoke.
45. Original Agreement to sale dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
46. Original Special Power of Attorney dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
47. Original Sale Deed dated 27.04.2005 of Smt. Vimal Ajay singh.
48. Original Agreement to Sale dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
49. Original Special Power of Attorney dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
50. Original Sale Deed dated 27.04.2005 of Shri Dinesh Mahadeorao Thakre.
51. Original Sale Deed dated 25.05.2011 of Shri Rajesh Vasranji Jadhav.
52. Original Agreement to Sale dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
53. Original Special Power of Attorney dated 21.11.2011 of Shri Hemant Panjabrao Gawande.
54. Original Sale Deed dated 06.11.1990 of Sau. Dipeeka Pundlik Shrirao.
55. Original Agreement to sale dated 30.03.2010 of Shri Hemant Panjabrao Gawande.
56. Original Special Power of Attorney dated 21.09.2010 of Shri Hemant Panjabrao Gawande.
57. Original Sale Deed dated 29-04-2005 for Plot No. 11 of Mrs. Bharti Ganesh Ghatode.
58. Original Special Power of Attorney dated 12.10.2012 for Plot No. 11 of Shri Hemant Panjabrao Gawande.
59. Original Sale Deed dated 21.04.2005 for Plot No. 65 of Shri. Jitendra Dhyaneshwar Motghare.
60. Original Special Power of Attorney dated 12.10.2012 for Plot No. 65 of Shri Hemant Panjabrao Gawande.
61. Original Sale Deed dated 21.04.2005 for Plot No. 27 of Smt. Pappibai alias Vimal Punamchand Godi.
62. Original Special Power of Attorney dated 12.10.2012 for Plot No. 27 of Shri Hemant Panjabrao Gawande.

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63. Original Sale Deed dated 04.09.2004 for Plot No. 12 of Shri. Nitin Madhukarrao Tinkhede.
64. Original Agreement to sale dated 16.03.2012 for Plot No. 12 of M/s. Waghmare Developers
65. Original Special Power of Attorney dated 16.03.2012 for Plot No. 12 of M/s. Waghmare Developers.
66. Original Sale Deed dated 29.10.1999 for Plot No. 49 of Shri. Deepak Bhaichandra Ghatvaik.
67. Original Agreement to sale dated 18.04.2012 for Plot No. 49 of Shri. Nitin Pandharinath Bhaise
68. Original Special Power of Attorney dated 16.04.2012 for Plot No. 49 of Shri. Nitin Pandharinath Bhaise.
69. Original Sale Deed dated 29.10.1999 for Plot No. 18 of Shri. Prakash Vijaykumar Varma.
70. Original Agreement to sale dated 13.04.2012 for Plot No. 18 of Shri. Nitin Pandharinath Bhaise
71. Original Special Power of Attorney dated 13.04.2012 for Plot No. 18 of Shri. Nitin Pandharinath Bhaise.
72. Original Sale Deed dated 29.10.1999 for Plot No. 13 of Shri. Sanjay Wasudeo Ghonge.
73. Original Agreement to sale dated 26.04.2012 for Plot No. 13 of M/s. Waghmare Developers
74. Original Special Power of Attorney dated 26.04.2012 for Plot No. 13 of M/s. Waghmare Developers.
75. Original Sale Deed dated 27.04.2005 for Plot No. 79 of (i) Shri. Atul Devdatta Dodke (ii) Mrs. Shubhangi Atul Dodke.
76. Original Agreement to sale dated 18.04.2012 of M/s. Waghmare Developers
77. Original Special Power of Attorney dated 18.04.2012 for Plot No. 79 of M/s. Waghmare Developers.
78. Original Sale Deed dated 14.12.2004 for Plot No. 13 of Shri. Anant Krushnarao Chandragade
79. Original Agreement to sale dated 16.03.2012 for Plot No. 13 of M/s. Waghmare Developers
80. Original Special Power of Attorney dated 17.03.2012 for Plot No. 13 of M/s. Waghmare Developers.
81. Original Power of Attorney dated 09.02.2005 for Khasra No.65 of Sau. Varsha Moreshwar Kadu
82. Copy of Power of Attorney dated 16.06.2002 for Khasra No.65 & 66 of Moreshwar Deorao Kadu
83. Original Powar of Attorney dated 27.08.2004 of Sau. Varsha Moreshwar Kadu.
84. Original General Power of Attorney dated 04.06.2007 of Shri Hemant Panjabrao Gawande.
85. Copy of Special Power of Attorney dated 12-4-2011 of M/s. Waghmare Developers.

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86. Original Agreement to Sell for Kh. No. 66/2 dated 14-3-2012 of M/s. Om Shivam Buildcon Private Limited.
87. Original Sale Deed for Kh. No. 66/2 dated 09-11-2012 of M/s. Om Shivam Buildcon Private Limited
88. Copy of General Power of Attorney dated 10.01.2005 of Mrs Sandhya Dinesh Thakre.
89. Copy of General Power of Attorney dated 21.03.2006 of Shri Dinesh Mahadeorao Thakre .
90. Copy of General Power of Attorney dated 16.11.2004 of Shri Subhash Narayan Kalbande.
91. Copy of General Power of Attorney dated 09.02.2005 of Shri Subhash Narayan Kalbande.
92. Original Sale Deed for Kh. No. 66/1 dated 02-06-2012 of M/s. Om Shivam Buildcon Private Limited
93. Copy of N.A. Order for Kh. No. 66/1 dated 6-8-2004
94. Copy of Layout map & release letter duly sanctioned by Nagpur improvement trust dt. 13.08.2012
95. Copy of Building permit and building plan for Plot No. 2 dated 25.10.2012
96. Copy of Building permit and building plan for Plot No. 1 dated 02.11.2012
97. Copy of Deed of Declaration dated 12.11.2012 for Plot No .2
98. Copy of Deed of Declaration dated 21.11.2012 for Plot No. 1
99. Copy of 7/12 extract .
100. Copy of Two separate Memorandum of Understandings both dated 21.01.2010
101. Copy of Judgement of civil judge Sr. Div in Spl Civil Suit No. 679/2004 dated 15.04.2006.
102. Copy of Judgement of civil judge Sr. Div in Spl Civil Suit No. 1298/2008 dated 14.10.2010
103. Copy of terms of settlement /compromise dated 15.04.2006 suit was compromised in Lok Adalat in respect of civil suit pending before civil judge Sr Div in Spl Civil Suit No. 1269/2006
104. Copy of Memorandum and Articles of association of M/s.-Om Shivam Buildcon Pvt. Ltd.

There are no legal impediments for creation of the Mortgage under any applicable law / Rules in force.

SCHEDULE OF THE PROPERTY

(1) ALL THAT Piece and Parcel of land bearing Plot No. 1 (ONE) containing by admeasurement 6299 Sq. Mtrs. (i.e. 67802.436 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/1, 66/2 of Mouza - SHANKARPUR, P. H. No. 42, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur I , Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :

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ON THE EAST	-	AMENITY SPACE.
ON THE WEST	-	PLOT NO. 2.
ON THE NORTH	-	KH. NO. 67.
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.

(2) ALL THAT Piece and Parcel of land bearing Plot No.Plot No. 2 (TWO) containing by admeasurement 6713.75 Sq. Mtrs. (i.e. 72268.805 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/1, 66/2 of Mouza - SHANKARPUR, P. H. No. 42, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under.

ON THE EAST	-	PLOT NO. 1.
ON THE WEST	-	15.00 MTRS. WIDE ROAD,
ON THE NORTH	-	SURVEY NO. 67.
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.

Date : 04.12.2012
Place : Nagpur

Ashwin Patil
Advocate

ASHWIN R. PATIL
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Khamla Road, Nagpur-15