

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR-440025 (M.S.)

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. SHREE YOGIRAJ HOME MAKERS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U74999 MH2016 PTC282910 having its Registered Office at M-8, Vasant Nagar, S.A. Road, Nagpur and acting through its Directors (1) SHRI. ASHUTOSH S/o ARVIND NAIK, Resident of M/8, Vasant Nagar, South Ambazari Road, Nagpur-440010, Tehsil and District - NAGPUR; AND (2) SHRI. NARESH S/o RAGHUNATHPRASAD BALDWA, Resident of Plot No. B-1, 302, Abhinav Residency, Laxmi Nagar, Nagpur-440022, Tehsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block 'D' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tehsil and District - NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block 'D' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.2 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 25/1-2-3-4 of Mouza - AJNI, P.S.K. 9 bearing City Survey No. 553 and Sheet No. 69/16 of Mouza - AJNI, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tehsil and District - NAGPUR, Originally belonged to Shri. Manohar S/o Vinayak Agasti and accordingly the same was mutated in his name in all relevant records.

(2) THAT subsequently in terms of the Judgment and Order Dated 28-2-1978 passed by the Hon'ble High Court, Nagpur in Appeal No. 211/1974, the said property was jointly mutated in the names Shri. Ramchandra S/o Wasudeo Agasti, Shri. Rajeshwar S/o Wasudeo Agasti, Shri. Vishwanath S/o Wasudeo Agasti, Shri. Vishnu S/o Wasudeo Agasti, Shri. Digambar S/o Wasudeo Agasti and Shri. Devidas S/o Wasudeo Agasti alongwith Shri. Manohar S/o Vinayak Agasti.

(3) THAT the said Shri. Ramchandra S/o Wasudeo Agasti breathed his last on 20-5-1982 and consequent upon his death/demise his share in the aforesaid property devolved upon his widow Smt. Nalini, 2 sons namely Shri. Shripad and Shri. Nagesh and 4 daughters namely Mrs. Sandhya W/o Subhash Fadnis, Mrs. Prachi W/o Prakash Pande, Miss. Madhuri D/o Late Shri. Ramchandra Agasti and Miss. Anjali D/o


A. S. LULAY
Advocate
Reg. No. MAH/122D/1985

Contd. . .

Late Shri. Ramchandra Agasthi by way of intestate succession, being the only legal heirs of the deceased.

(4) THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 25/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 15-10-1975 passed in Revenue Case No. 104/A-2/1955-57.

(5) THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 13-4-1942 made between the said Society and the Nagpur Improvement Trust, Nagpur.

(6) THAT the said Smt. Nalini W/o Late Shri. Ramchandra Agasthi, Shri. Shripad S/o Late Shri. Ramchandra Agasthi, Shri. Nagesh S/o Late Shri. Ramchandra Agasthi, Mrs. Sandhya W/o Subhash Fadnavis, Mrs. Prachi W/o Prakash Pande, Miss. Madhuri D/o Late Shri. Ramchandra Agasthi and Miss. Anjali D/o Late Shri. Ramchandra Agasthi and others lateron jointly transferred the aforesaid property by way of Sale to M/s. S. A. S. Real Estate Private Limited, A Company duly Incorporated under the Companies Act, 1956 having its Office at 3, Ganesh Colony, Nagpur by a Sale Deed Dated 24-1-1986, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 808 on Pages 18 to 23 at Sr. No. 370(P) on 27-1-1986.

(7) THAT the said M/s. S. A. S. Real Estate Private Limited lateron prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 4 in Block 'D' to be known and styled as "VISHALGAD APARTMENTS" consisting of 13 self contained separate Apartments therein and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/1431/1512 Dated 19-5-1987.

(8) THAT the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "A" covering a Built-up area of 55.74 Sq. Mtrs. on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided 1/13th share and interest in the said Plot of land by way of Sale to Smt. Nalini W/o Ramchandra Agasthi by a duly Registered Sale Deed.

(9) THAT during her life time the said Smt. Nalini W/o Ramchandra Agasthi executed her LAST WILL AND TESTAMENT on 14-1-1992 and thereby she had bequeathed the aforesaid Apartment No. "A" to her 2 sons namely Shri. Shripad and Shri. Nagesh absolutely forever with heritable and transferable rights therein. The said Will Dated 14-1-1992 is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 3, Volume No. 27 on Pages 181 to 183 at Sr. No. 18(P) on even date.

(10) THAT consequent upon the death of Smt. Nalini W/o Ramchandra Agasthi her aforesaid 2 sons namely Shri. Shripad and Shri. Nagesh became the Joint/Co-owners of the said Apartment No. "A" on the Ground Floor of "VISHALGAD APARTMENTS"


A. S. LULAY
Advocate
Reg. No. MAH/1220/1986

Contd.

Togetherwith the Undivided 1/13th share and interest in the said Plot of land in terms of the said Will Dated 14-1-1992.

(11) THAT the said Shri. Nagesh S/o Ramchandra Agastli lateron transferred his Undivided 50 Percent share and interest in the said Apartment No. "A" covering a Built-up area of 55.74 Sq. Mtrs. on the Ground Floor of "VISHALGAD APARTMENTS" alongwith the Undivided 50% share in the Undivided 1/13th share and interest in the said Plot No. 4 in Block D by way of Sale to Mrs. Alka W/o Prakashrao Thakre by a Sale Deed Dated 10-3-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1704 on even date. In the like manner the said Shri. Shripad S/o Ramchandra Agastli also transferred his Undivided 50 Percent share and interest in the said Apartment No. "A" alongwith the Undivided 50% share in the Undivided 1/13th share and interest in the said Plot No. 4 in Block D by way of Sale to Mrs. Alka W/o Prakashrao Thakre by a Sale Deed Dated 30-11-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5859 on even date.

(12) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "D" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Smt. Shyamla W/o Krishnarao Abrol by a Sale Deed Dated 27-1-1986, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 370(P) on even date.

(13) THAT the said Smt. Shyamla W/o Krishnarao Abrol in her turn transferred the said Apartment No. "D" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Sunil S/o Maroti Helonde and Mrs. Sunanda W/o Sunil Helonde jointly by a Sale Deed Dated 21-7-2006, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4245 on even date.

(14) THAT the said Shri. Sunil S/o Maroti Helonde and Mrs. Sunanda W/o Sunil Helonde lateron jointly transferred the said Apartment No. "D" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Rajendra S/o Jaysingh Dabherao and Mrs. Rajni W/o Rajendra Dabherao jointly by a Sale Deed Dated 9-2-2007, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 801 on even date.

(15) THAT the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "C" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Dr. Arvind S/o Namdeo Rao Kalmegh by a Sale Deed Dated 3-1-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1898 on Pages 101 to 109 at Sr. No. 87(P) on even date.


A. S. LULAY
Advocate
Reg. No. MAH/1220/1998

Contd.

(16) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "B" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Ashok S/o Vishnupant Abroal and Mrs. Madhu W/o Ashok Abroal jointly by a Sale Deed Dated 3-1-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1898 on Pages 110 to 110 at Sr. No. 88(P) on even date.

(17) THAT the said Shri. Ashok S/o Vishnupant Abroal and Mrs. Madhu W/o Ashok Abroal lateron jointly transferred the said Apartment No. "B" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land, by way of Sale to Mrs. Pushpa W/o Vasant Rao Chavan by a Sale Deed Dated 2-8-1994, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 7016(P) on even date.

(18) THAT the said Mrs. Pushpa W/o Vasant Rao Chavan lateron in her turn transferred the said Apartment No. "B" on the Ground Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Gift to her son Shri. Nilesh and Grandsons namely Shri. Siddhant S/o Nilesh Chavan and Master Charudutta S/o Nilesh Chavan jointly by a Gift Deed Dated 26-2-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1020 on even date.

(19) THAT the said M/s. S. A. S. Real Estates Private Limited further transferred Apartment No. "D-1" on the First Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Kailashchand S/o Kanaiyalal Jain by a Sale Deed Dated 12-3-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-11 in Book No. 1 at Sr. No. 3463(P) on even date.

(20) THAT the said Shri. Kailashchand S/o Kanaiyalal Jain in his turn transferred the said Apartment No. "D-1" on the First Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Ashok S/o Rameshwarprasad Sharma by a Sale Deed Dated 5-2-1999, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 595 on Pages 7 to 12 at Sr. No. 189(P) on 5-2-1999.

(21) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited further transferred Apartment No. "A-1" on the First Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Ratnakar S/o Bhauroo Mahajan by a Sale Deed Dated 12-4-1995, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1421 on even date.

(22) THAT the said M/s. S. A. S. Real Estates Private Limited further transferred

Apartment No. "B-1" on the First Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Romendranath S/o Binodbihari Bhattacharjee and Mrs. Iradevi W/o Romendranath Bhattacharjee jointly by a Sale Deed Dated 21-1-1995, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1040 on Pages 49 to 57 at Sr. No. 556 (P) on 7-2-1995.

(23) THAT the said Mrs. Iradevi W/o Romendranath Bhattacharjee left for heavenly abode on 19-2-2003 and Shri. Romendranath S/o Binodbihari Bhattacharjee also left for heavenly abode on 14-4-2010 and consequent upon their death/demise the said Apartment No. "B-1" Togetherwith the Undivided Proportionate share and interest in the said Plot of land devolved upon their Only Son Shri. Shamal Bhattacharjee by way of intestate succession, being the only legal heir of the deceased.

(24) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "C-1" on the First Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land, by way of Sale to Shri. Shripad S/o Madhavrao Mandokhot by a Sale Deed Dated 8-10-1992, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 163 on 12-10-1992.

(25) THAT the said Shri. Shripad S/o Madhavrao Mandokhot left for heavenly abode on 22-9-2012 and consequent upon his death/demise the said Apartment No. "C-1" Togetherwith the Undivided Proportionate share and interest in the said Plot of land devolved upon his Widow Smt. Sunita, Only Son Shri. Atul and Only Daughter Miss Archana D/o Late Shri. Shripad Mandokhot jointly by intestate succession, being the only legal heirs of the deceased.

(26) THAT during the course of time the said Smt. Sunita W/o Late Shri. Shripad Mandokhot also left for heavenly abode and consequent upon her death/demise her share in the said property devolved upon her surviving legal heirs namely Shri. Atul and Miss Archana D/o Late Shri. Shripad Mandokhot by intestate succession, being the only legal heirs of the deceased.

(27) THAT the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "A-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Mukund S/o Dinkar Tetke and Mrs. Usha W/o Dinkar Tetke jointly by a Sale Deed Dated 25-3-1996, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1421 on Pages 83 to 96 at Sr. No. 3555(P) on 12-4-1996.

(28) THAT during the course of time the said Mrs. Usha W/o Dinkar Tetke left for heavenly abode on 23-1-2008 and consequent upon her death/demise her share in the

said property devolved upon her Only Son Shri. Mukund Tatke by way of intestate succession, being the only legal heir of the deceased.

(29) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "D-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Vikas Dattatraya Rajhansa by a Sale Deed Dated 25-3-1996, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3921 on even date.

(30) THAT the said Shri. Vikas Dattatraya Rajhansa lateron in his turn transferred the said Apartment No. "D-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Mrs. Anupama W/o Jagdish Shrivastava by a Sale Deed Dated 5-5-2005, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2507 on 5-5-2005.

(31) THAT in the like manner the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "B-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land, by way of Sale to Mrs. Labhuben Patel by a duly Registered Sale Deed.

(32) THAT the said Mrs. Labhuben Patel lateron in her turn transferred the said Apartment No. "B-2" on the Second Floor Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Nirmalkumar S/o Jaykumar Mudholkar by a Sale Deed Dated 27-6-1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 901 on Pages 162 to 163 at Sr. No. 5073(P) on 3-8-1994.

(33) THAT during his life time the said Shri. Nirmalkumar S/o Jaykumar Mudholkar executed his LAST WILL AND TESTAMENT on 1-4-2016 and thereby he had bequeathed the said Apartment No. "B-2" on the Second Floor of "Vishalgad Apartments" to his 2 sons namely Shri. Manoj and Shri. Priyadarshan absolutely forever with heritable and transferable rights therein.

(34) THAT the said Shri. Nirmalkumar S/o Jaykumar Mudholkar breathed his last on 21-8-2016 and consequent upon his death/demise the said Apartment No. "B-2" on the Second Floor of "Vishalgad Apartments" devolved upon his 2 sons namely Shri. Manoj and Shri. Priyadarshan in terms of his Last Will Dated 1-4-2016.

(35) THAT the said M/s. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "C-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Mrs. Kirti W/o Suraj Parashar by a Sale Deed Dated 21-12-1990 which

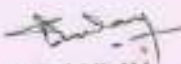
is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 15735 (P) on even date.

(36) THAT the said Mrs. Kirti W/o Suraj Parashar in her turn transferred the said Apartment No. "C-2" on the Second Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Lalit S/o Khemji Upadhyay by a Sale Deed Dated 5-9-1997, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1 at Sr. No. 401(P) on even date.

(37) THAT the said Shri. Lalit S/o Khemji Upadhyay left for heavenly abode on 8-10-2009 and consequent upon his death/demise the said Apartment No. "C-2" Togetherwith the Undivided Proportionate share and interest in the said Plot of land devolved upon his Widow Smt. Rekha and only Son Shri. Ashutosh by intestate succession, being the only legal heirs of the deceased.

(38) THAT in the like manner the said Mrs. S. A. S. Real Estates Private Limited lateron transferred Apartment No. "C-3" on the Third Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Shri. Nayankumar S/o Krishnakumar Abrol by a Sale Deed Dated 27-5-1994, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur.

(39) THAT the said Shri. Nayankumar S/o Krishnakumar Abrol lateron in his turn transferred the said Apartment No. "C-3" on the Third Floor of "VISHALGAD APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot of land by way of Sale to Mrs. Jaya W/o Narendra Helonde by a Sale Deed Dated 17-5-2006, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3504 on even date. As a result therefore the said Shri. Rajendra S/o Jaysing Dabherao, Mrs. Rajani W/o Rajendra Dabherao, Dr. Arvind S/o Nardeorao Kalmegh, Shri. Nilesh S/o Vasantrao Chavan, Shri. Siddhant S/o Nilesh Chavan, Master Charudutta S/o Nilesh Chavan, Shri. Ashok S/o Rameshwarprasad Sharma, Shri. Ratnekar S/o Bhaurao Mahajan, Shri. Shamal S/o Ramendranath Bhattacharjee, Shri. Atul S/o Late Shri. Shreepad Mandokhot, Miss. Archana D/o Late Shri. Shreepad Mandokhot, Shri. Mukund S/o Dinkar Tetke, Mrs. Anupama W/o Jagdish Shrivastava, Shri. Manoj S/o Late Shri. Nirmalkumar Mudholkar, Shri. Priyadarshan S/o Late Shri. Nirmalkumar Mudholkar, Mrs. Alka W/o Prakashrao Thakre, Smt. Rekha W/o Late Shri. Lalit Upadhyay, Shri. Ashutosh S/o Late Shri. Lalit Upadhyay and Mrs. Jaya W/o Narendra Helonde have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein. The aforesaid property is accordingly mutated in the respective names of the Owners in all relevant records.


A. S. LULAY
Advocate
Reg. No. MAH/1220/1985

(40) THAT the said Building known and styled as "VISHALGAD APARTMENTS"

Contd.

was too old and it required major repairs and renovations. As such the said Shri. Rajendra S/o Jaysing Dabherao, Mrs. Rajani W/o Rajendra Dabherao, Dr. Arvind S/o Namdeo Rao Kalmegh, Shri. Nilesh S/o Vasantrao Chavan, Shri. Siddhant S/o Nilesh Chavan, Master Cherudutta S/o Nilesh Chavan, Shri. Ashok S/o Rameshwarprasad Sharma, Shri. Ratnakar S/o Bhaurao Mahajan, Shri. Shamala S/o. Ramendranath Bhattacharjee, Shri. Atul S/o Late Shri. Shreepad Mandokhot, Miss. Archana D/o Late Shri. Shreepad Mandokhot, Shri. Mukund S/o Dinkar Tatke, Mrs. Anupama W/o Jagdish Shrivastava, Shri. Manoj S/o Late Shri. Nirmalkumar Mudholkar, Shri. Priyadarshan S/o Late Shri. Nirmalkumar Mudholkar, Mrs. Aika W/o Prakashrao Thakre, Smt. Rekha W/o Late Shri. Lalit Upadhyay, Shri. Ashutosh S/o Late Shri. Lalit Upadhyay and Mrs. Jaya W/o Narendra Helonde lateron jointly decided to re-develop the aforesaid entire property by constructing a New Multistoreyed Building on the said Plot of land having all modern amenities and facilities. The Owners accordingly passed a Resolution to that effect in their General Meeting held on 10-10-2016.

(41) THAT accordingly by an Agreement of Development and Promotion Dated 6-6-2017 the said Shri. Rajendra S/o Jaysing Dabherao and others have jointly entrusted the entire work of Development of the said property to M/s. Shree Yogiraj Home Makers Private Limited upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 6-6-2017 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2889 on even date on payment of requisite Stamp Duty of Rs. 23,69,700/- and Full Registration Fees of Rs. 30,000/- payable thereon. In pursuance of the said Agreement the said Shri. Rajendra S/o Jaysing Dabherao and others have also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Shree Yogiraj Home Makers Private Limited on 6-6-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 2890 on even date.

(42) THAT by the same Agreement the said Shri. Rajendra S/o Jaysing Dabherao and others have further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Shree Yogiraj Home Makers Private Limited.

(43) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH007901855201718E Dated 5-12-2017.

NAGPUR
DATED : 5-12-2017.

(A.S. LULAY)

AAS LULAY
Advocate

Reg. No. MAH/1220/1996