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 HOME MAKERS, A Proprietary Concern having its Office at M-8, Vasant Nagar, S. A. Road, Nagpur and acting through its Sole Proprietress MRS. SWATI W/o ASHUTOSH NAIK, Resident of M/8, Vasant Nagar, South Ambazari Road, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 12 in Block 'S' 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 Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 12 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR containing by admeasurement 6000 Sq. Ft. (OR 743.224 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 26/1-2-3-4 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 183 and Sheet No. 84/34 of Mouza – AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mrs. Shakuntalabai W/o Narayanrao Moharil, having purchased the same by her from The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur, by a Sale Deed Dated 3-11-1958, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 623 on Pages 95 to 98 at Sr. No. 4024 on 4-11-1958.

(2) THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1983-87.

(3) 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 and 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

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Advocate
Reg. No. MAH/1220/1966

(4) THAT the said Mrs. Shakuntalabai W/o Narayanrao Moharil thereon transferred the aforesaid property by way of Sale to Mrs. Kamalabai W/o Pandurang Velankiwar by a duly Registered Sale Deed.

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(5) THAT the said Mrs. Kamalabai W/o Pandurang Velankiwar further transferred the 1/2 Portion of the said Plot No. 12 in Block 'S' to Mrs. Sunanda W/o Padmakarrao Mohankar by a duly Registered Sale Deed.

(6) THAT in the mean time some dispute arose between Mrs. Shakuntalabai W/o Narayanrao Mohanl, Mrs. Kamalabai W/o Pandurang Velankiwar and Mrs. Sunanda W/o Padmakarrao Mohankar and as such a Suit was filed in the Civil Court at Nagpur. The said Suit was compromised amongst them in the High Court and pursuant to the said compromise the aforesaid 3 ladies had jointly agreed to sell the aforesaid entire property to M/s. Leela Construction Company and M/s. Aarti Construction. Accordingly an Agreement was executed between the said Mrs. Shakuntalabai W/o Narayanrao Mohanl, Mrs. Kamalabai W/o Pandurang Velankiwar and Mrs. Sunanda W/o Padmakarrao Mohankar and M/s. Leela Construction Company and M/s. Aarti Construction on 16-9-1984 upon the several terms and conditions contained therein.

(7) THAT in pursuance of the said Agreement Dated 16-9-1984 the said Mrs. Shakuntalabai W/o Narayanrao Mohanl, Mrs. Kamalabai W/o Pandurang Velankiwar and Mrs. Sunanda W/o Padmakarrao Mohankar lateron jointly transferred the said Plot No. 12 in Block 'S' by way of Sale to M/s. Leela Construction Company and M/s. Aarti Construction jointly by a Sale Deed Dated 7-2-1985, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 91 on 8-3-1985.

(8) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly decided to develop the aforesaid Plot No. 12 in Block 'S' into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT accordingly they prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "SUMATI APARNA APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CB/194/15841 Dated 3-5-1985.

(10) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-1 covering a Built-up area of 61.5993 Sq. Mtrs. on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Avinash S/o Wamanrao Thengdi by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1030 on Pages 43 to 49 at Sr. No. 3262(P) on even date.

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Advocate
Reg. No. MAH/1220/1985

(11) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising

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Apartment No. G-2 covering a Built-up area of 61.5993 Sq. Mtrs. on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Anil S/o Yashwant Naphade by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1029 on Pages 171 to 177 at Sr. No. 3259(P) on even date.

(12) THAT for renovation of the aforesaid Apartment the said Shri. Anil S/o Yashwant Naphade had availed the Housing Loan from Shriram Urban Co-operative Bank Limited, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan by a Deed of Simple Mortgage Dated 22-9-2010 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4844 on even date.

(13) THAT the said Shri. Anil S/o Yashwant Naphade breathed his last on 26-12-2015 and consequent upon his death/demise the aforesaid Apartment No. G-2 on the GROUND FLOOR devolved upon his widow Dr. (Smt.) Sadhana and only son Shri. Sameer, by way of intestate succession, being the only legal heirs of the deceased.

(14) THAT during the course of time the said Shri. Sameer S/o Late Shri. Anil Naphade and Dr. (Smt.) Sadhana W/o Late Shri. Anil Naphade have now repaid the entire amount of Housing Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Shriram Urban Co-operative Bank Limited, Nagpur and got the said property freed and discharged from its mortgage. And accordingly a Deed of Reconveyance is executed by the said Mortgagee Bank i.e. Shriram Urban Co-operative Bank Limited, Nagpur in favour of Shri. Sameer S/o Late Shri. Anil Naphade and Dr. (Smt.) Sadhana W/o Late Shri. Anil Naphade on 19-3-2016 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1678 on even date. As a result therefore the aforesaid Apartment No. G-2 on the Ground Floor is now absolutely free from encumbrances of all kinds whatsoever.

(15) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction Ltd.on Jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-3 covering a Built-up area of 61.5993 Sq. Mtrs. on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Bhalchandra S/o Prabhakar Mardikar by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1030 on Pages 15 to 21 at Sr. No. 3258(P) on even date.

(16) THAT the said Shri. Bhalchandra S/o Prabhakar Mardikar in his turn transferred the said Apartment No. G-3 on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Rakesh S/o Vedprakash Agrawal by a Sale Deed Dated 9-2-1998, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 836 on Pages 187 to 193 at Sr. No. 370(P) on even date.

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Advocate
Reg. No. MAH/1220/1995

(17) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-4 covering a Built-up area of 61.6993 Sq. Mtrs. on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Bhalchandra S/o Prabhakar Mardikar by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1030 on Pages 22 to 28 at Sr. No. 3258(P) on even date.

(18) THAT the said Shri. Bhalchandra S/o Prabhakar Mardikar in his turn transferred the said Apartment No. G-4 on the GROUND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Mrs. Neha W/o Rakesh Agrawal, by a Sale Deed Dated 8-2-1993, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 838 on Pages 194 to 200 at Sr. No. 371(P) on even date.

(19) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-1 covering a Built-up area of 61.5993 Sq. Mtrs. on the FIRST FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Vinod S/o Vinayak Pande by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1030 on Pages 29 to 35 at Sr. No. 6260(P) on even date.

(20) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction further jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a Built-up area of 61.5993 Sq. Mtrs. on the FIRST FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Sanjay S/o Eknath Vaidya, by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1030 on Pages 50 to 56 at Sr. No. 3263(P) on even date.

(21) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-3 covering a Built-up area of 61.5993 Sq. Mtrs. on the FIRST FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Deepak S/o Siddheshwar Kasikar and Mrs. Padma W/o Deepak Kasikar, by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1029 on Pages 164 to 170 at Sr. No. 3249(P) on even date.

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Advocate
Reg. No. MAH/1220/1995

(22) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in

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the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-4 covering a Built-up area of 61.5993 Sq. Mtrs. on the FIRST FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Vijaykumar S/o Kisanlal Katwale, by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1029 on Pages 150 to 156 at Sr. No. 3247(P) on even date.

(23) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction further jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-1 covering a Built-up area of 61.5993 Sq. Mtrs. on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Mrs. Chhabi W/o Subir Mitra by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1029 on Pages 143 to 148 at Sr. No. 3246(P) on even date.

(24) THAT the said Mrs. Chhabi W/o Subir Mitra lateron transferred the said Apartment No. S-1 on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Ram S/o Nana Nibudey, by a Sale Deed Dated 29-8-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6089 on even date.

(25) THAT for purchasing the aforesaid Apartment the said Shri. Ram S/o Nana Nibudey, has availed the Housing Loan from State Bank of India, Link Office, S. V. Patel Marg, Kingsway, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan.

(26) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-2 covering a Built-up area of 61.6693 Sq. Mtrs. on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Madhusudan S/o Vitthaldas Jaju by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1 at Sr. No. 3256(P) on even date.

(27) THAT the said Shri. Madhusudan S/o Vitthaldas Jaju in his turn transferred the said Apartment No. S-2 on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Mrs. Kantabai W/o Onkar Jambhulkar by a Sale Deed Dated 30-12-2000, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 746 on Pages 29 to 35 at Sr. No. 1992 (P).

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Advocate
Reg. No. MAH/1220/1996

(28) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-

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3 covering a Built-up area of 61.5993 Sq. Mtrs. on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Ramesh S/o Makhanlal Dalmia by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1029 on Pages 157 to 163 at Sr. No. 3248(P) on even date.

(29) THAT in the like manner the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the Undivided 1/16th share and interest in the said Plot No. S-12 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-4 covering a Built-up area of 61.5993 Sq. Mtrs. on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Shri. Rajendra S/o Shankarrao Satputaley by a Sale Deed Dated 30-3-1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 2029 on Pages 136 to 142 at Sr. No. 3245(P) on even date.

(30) THAT the said Shri. Rajendra S/o Shankarrao Satputaley in his turn transferred the said Apartment No. S-4 on the SECOND FLOOR of "SUMATI APARNA APARTMENTS" by way of Sale to Smt. Veena W/o Late Shri. Subhash Barway, by a Sale Deed Dated 20-11-1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 473 on Pages 47 to 50 at Sr. No. 8082 (P).

(31) THAT the said M/s. Leela Construction Company and M/s. Aarti Construction lateron jointly transferred the remaining Undivided 25.00 Percent share and interest in the said Plot No. S-12 by way of Sale to Shri. Avinash S/o Wamanrao Thengdi, Shri. Sameer S/o Late Shri. Anil Naphade, Shri. Rakesh S/o Vedprakash Agrawal, Mrs. Neha W/o Rakesh Agrawal, Shri. Sanjay S/o Eknath Vaidya, Shri. Deepak S/o Siddheshwar Kasikar, Mrs. Padma W/o Deepak Kasikar, Shri. Vijaykumar S/o Kisanlal Kalwale, Shri. Ram S/o Nana Nibudey, Mrs. Kantabai W/o Onkar Jambhulkar, Shri. Ramesh S/o Makhanlal Dalmia, Smt. Veena W/o Late Shri. Subhash Barway and Shri. Vinod S/o Vinayak Pande, jointly, by a Sale Deed Dated 29-3-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1877 on even date. As a result therefore the said Shri. Avinash S/o Wamanrao Thengdi, Shri. Sameer S/o Late Shri. Anil Naphade, Shri. Rakesh S/o Vedprakash Agrawal, Mrs. Neha W/o Rakesh Agrawal, Shri. Sanjay S/o Eknath Vaidya, Shri. Deepak S/o Siddheshwar Kasikar, Mrs. Padma W/o Deepak Kasikar, Shri. Vijaykumar S/o Kisanlal Kalwale, Shri. Ram S/o Nana Nibudey, Mrs. Kantabai W/o Onkar Jambhulkar, Shri. Ramesh S/o Makhanlal Dalmia, Smt. Veena W/o Late Shri. Subhash Barway and Shri. Vinod S/o Vinayak Pande have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments as described hereinabove with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relavant records.

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Advocate
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(32) THAT the said Building known and styled as "SUMATI APARNA APARTMENTS" was too old and it required major repairs and renovations. As such the

said Shri. Avinash S/o Wamanrao Thengdi, Shri. Sameer S/o Late Shri. Anil Naphade, Shri. Rakesh S/o Vedprakash Agrawal, Mrs. Neha W/o Rakesh Agrawal, Shri. Sanjay S/o Eknath Vaidya, Shri. Deepak S/o Siddheshwar Kasikar, Mrs. Padma W/o Deepak Kasikar, Shri. Vijaykumar S/o Kisanlal Kalwale, Shri. Ram S/o Nana Nibudey, Mrs. Kantabai W/o Onkar Jambhulkar, Shri. Ramesh S/o Makhanlal Dalmia, Smt. Veena W/o Late Shri. Subhash Barwey and Shri. Vinod S/o Vinayak Pande (herein 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 said Owners accordingly passed a Resolution to that effect in their General Meeting held on 1-5-2016.

(33) THAT accordingly by 2 separate Agreements of Development and Sale Dated 20-5-2016 and 28-5-2016 the said Shri. Avinash S/o Wamanrao Thengdi and others have entrusted the entire work of Development of the said property to M/s. Shree Home Makers upon the several terms and conditions contained therein. The said Agreements of Development and Sale Dated 20-5-2016 and 28-5-2016 are duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. Nos. 2921 and 3037 respectively on even date on payment of requisite Stamp Duty of Rs. 23,59,600/- and Full Registration Fees of Rs. 30,000/- payable thereon. In pursuance of the said Agreements the said Shri. Avinash S/o Wamanrao Thengdi and others have also executed 2 General Power of Attorneys regarding the development of the said property in favour of M/s. Shree Home Makers on 20-5-2016 and 28-5-2016 and the same are duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. Nos. 2922 and 3038 respectively on even date.

(34) THAT in pursuance of the said Agreements the said M/s. Shree Home Makers has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 12 in Block 'S' and to be known and styled as "RIDDHIE SIDDHIE APARTMENTS" and the same is duly sanctioned by the Deputy Engineer, Town Planning Department of the Nagpur Municipal Corporation vide his Building Permit No. 99/BP/Ajni/TP/NMC/264 Dated 22-9-2017.

(35) THAT I have verified all the relevant index entries from the books and records kept and maintained in the Office of the 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.

(36) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 12 in Block 'S' Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "RIDDHIE SIDDHIE APARTMENTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

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(37) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any, advanced to her/him.

(A.S. LULAY)
Advocate

NAGPUR
DATED : 28-9-2017.

A. S. LULAY
Advocate
Reg. No. MAH/1220/1988
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025.
Tel. No.(Off) 2283781 (R) 2