

ROBY D. JOHN

ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
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502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
 OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

LEGAL SCRUTINY REPORT**Dated: 02.10.2018**

Having been engaged by **Shri. Pramod Deoraoji Gharde & Smt. Rupali W/o. Pramod Gharde**, to submit the Title Search Verification Report/Legal Opinion as regards the property as mentioned in the schedule - I, **Shri. Roby D. John Advocate, Nagpur**, do hereby submit my report on the basis of documents placed before me by **Shri. Pramod Deoraoji Gharde & Smt. Rupali W/o. Pramod Gharde**, Both R/o 81, Near Maa Kali Mandir, Vidya Nagar, Wathoda Layout, Nagpur-440009, as under :-

1. Names of Title holder:

- 1) **Shri. Pramod Deoraoji Gharde (Title Holder/s)**
 as proprietor of M/s. Shree Taj Constructions
- 2) **Smt. Rupali W/o. Pramod Gharde**
 as proprietor of M/s. Matoshree Prabha Builders & Developers
- Both R/o. 81, Near Maa Kali Mandir, Vidya Nagar,
 Wathoda Layout, Nagpur-440009.

2. Details/Description of documents scrutinized:

<u>Sl. No.</u>	<u>Date of Document</u>	<u>Name of Document</u>	<u>Whether Original, certified, true copy or Photostat/ Xerox obtained for scrutiny</u>
1	21.10.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as Vendor No.1, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Vendor No.2 in favour of Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4164/2016 for Plot No's. 1, 2, 6 to 26, 27 to 32, 35 to 43.	Original Verified Xerox obtained for Verification


R. D. JOHN
 Advocate
 P.K. Salve Road, Mohan Nagar,
 NAGPUR.



2	21.10.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4165/2016 for Plot No's. 1, 2, 6 to 26, 27 to 32, 35 to 43.	Original Verified Xerox obtained for Verification
3	21.10.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as Vendor, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Confirming Party in favour of Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4162/2016 for Plot No's. 44 TO 59, 60 TO 75, 76 TO 83.	Original Verified Xerox obtained for Verification
4	21.10.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar	Original Verified Xerox obtained for Verification



		Kamptee at Sr. No. 4163/2016 for Plot No's.44 TO 59, 60 TO 75,76 TO 83.	
5	21.10.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2]Miss. Srashti d/o Sudeshchandra Gupta as Vendor, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Confirming Party in favour of Shrl. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4166/2016 for Plot No's. 84 & 85.	Original Verified Xerox obtained for Verification
6	21.10.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shrl. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4167/2016 for Plot No's. 84 & 85.	Original Verified Xerox obtained for Verification
7	21.10.2016	Copy of Sale Deed executed by M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Vendor, M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2]Miss. Srashti d/o	Original Verified Xerox obtained for Verification



502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
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		Sudeshchandra Gupta as Confirming Party in favour of Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4168/2016 for Khasra No. 188/1-A-3.	
8	21.10.2016	Copy of General Power Of Attorney executed by M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde AND M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as therein appointing Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4169/2016 for Khasra No. 188/1-A-3.	Original Verified Xerox obtained for Verification
9	21.10.2016	Copy of Cancellation of Agreement to Sell dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta In favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4155/2016 for Plot No. 84 & 85.	Original Verified Xerox obtained for Verification
10	21.10.2016	Copy of Cancellation of Irrevocable General Power Of Attorney dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o	Original Verified Xerox obtained for Verification



502, NYAY MANDIR. 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
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		Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.4156/2016 for Plot No.84 &85.	
11	21.10.2016	Copy of Cancellation of Agreement to Sell dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta In favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.4157/2016 for Plot No.17,27,36, 43 TO 83.	Original Verified Xerox obtained for Verification
12	21.10.2016	Copy of Cancellation of Irrevocable General Power Of Attorney dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.4158/2016 for Plot No.17,27,36, 43 TO 83.	Original Verified Xerox obtained for Verification
13	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as vendor in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub	Original Verified Xerox obtained for Verification



		Registrar Kamptee at Sr. No. 1372/2016 for Plot No's.1 to 16, 18 to 26, 28 to 35, and 37 to 42.	
14	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No1373/2016 for Plot No.84 &85.	Original Verified Xerox obtained for Verification
15	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No1374/2016 for Plot No.84 &85.	Original Verified Xerox obtained for Verification
16	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No1377/2016 for Plot No.17,27,36, 43 TO 83.	Original Verified Xerox obtained for Verification



502, NYAY MANDIR. 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001

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17	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.1378/2016 for Plot No.17,27,36, 43 TO 83.	Original Verified Xerox obtained for Verification
18	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1379/2016 for Land bearing Khasra No.188/1-A-3.	Original Verified Xerox obtained for Verification
19	21.04.2015 Registered on 22.04.2015	Copy of Sale Deed executed by Shri. Sudeshchandra S/o Babulalji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya s/o Anil Kumar Kishori Sharan Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.2042/2015 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	Original Verified Xerox obtained for Verification
20	22.08.2012 Registered on 23.08.2012	Copy of Agreement To Sell executed by Shri. Sudeshchandra S/o Babulalji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its director Miss. Shruti d/o Shri. Sunil Raisonl duly registered before the Sub Registrar Kamptee at Sr. No.4235/2012 for Land bearing	Original Verified Xerox obtained for Verification



		Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	
21	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar [2]Ku. Aparna d/o Shri. Chandrakant Itkelwar as Vendors, through Power of Attorney Shri. Chandrakant S/o Ganpatrao Itkelwar AND Shri. Prafulla S/o Shri. Chandrakant Itkelwar, Shri. Chandrakant S/o Ganpatrao Itkelwar as Consentors in favour of Shri. Sudeshchandra S/o Babulalji Gupta duly registered before the Sub Registrar Kamptee at Sr. No.4574/2011 for Land bearing Khasra No.191/4.	Original Verified Xerox obtained for Verification
22	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by. Shri. Prafulla S/o Shri. Chandrakant Itkelwar as Vendor AND Shri. Chandrakant Ganpatrao Itkelwar as Consensor, in favour of Shri. Sudeshchandra S/o Babulalji Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.4573/2011 for Land bearing Khasra No.191/3.	Original Verified Xerox obtained for Verification
23	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by. Shri. Krunal S/o Shri. Lato Narendra Itkelwar, Shri. Sanjay S/o Shri. Late Narendra Itkelwar and Smt. Vasanti W/o.Late Shri. Narendra Itkelwar in favour of Shri. Sudeshchandra S/o Babulalji Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.4572/2011 for Land bearing Khasra No.188/1/A.	Original Verified Xerox obtained for Verification
24	29.10.2011	Copy of General Power Of Attorney executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar[2]Ku. Aparna d/o Shri. Chandrakant Itkelwar, therein appointing Shri. Chandrakant Ganpatrao Itkelwar as attorney, duly registered before the Sub Registrar Kamptee at Sr. No7118/2011.	Original Verified Xerox obtained for Verification



502, NYAY MANDIR. 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
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25	21.02.2015	Copy of Corrected N .A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013 vide its letter bearing No. 152/2015.	Original Verified Xerox obtained for Verification
26	05.09.2012	Copy of N .A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013.	Original Verified Xerox obtained for Verification
27	27.11.2015	Copy of Release Letter issued by Nagpur Improvement Trust executed by Shri. Sudeshchandra Babulaji Gupta vide letter No. E.E.[METRO]/AE[M-2]/3696.	Original Verified Xerox obtained for Verification
28	16.12.2014	Copy of Layout Plan approved by the Chairman, by Nagpur improvement Trust.	Original Verified Xerox obtained for Verification
29	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahsil/CaseNo.AB1391/201512 16228/821 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.14.	Original Verified Xerox obtained for Verification
30	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahsil/CaseNo.MB1393/2015 1215145/822 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.15.	Original Verified Xerox obtained for Verification

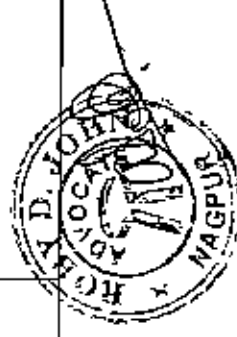


31	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahasil/CaseNoMB1864/2015 1215147/824 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.19.	Original Verified Xerox obtained for Verification
32	27.05.2016	Copy of Building Permil with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahasil/CaseNo.MB1854/2015 1215148/823 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.20.	Original Verified Xerox obtained for Verification
33	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahasil/CaseNoMB1858/2015 1216229/825 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.37.	Original Verified Xerox obtained for Verification
34	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/Ka mpteeTahasil/CaseNo.MB1852/2015 1216225/826 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.38.	Original Verified Xerox obtained for Verification



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35	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/KampteeTahasil/Case No. MB1861/2015 1216226/827 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No. 39.	Original Verified Xerox obtained for Verification
36	04.02.2016	Copy of 7/12 Extract for Khasra No. 188/1/A/2 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
37	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/3/B on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
38	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/4 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
39	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
40	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
41	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/3 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification



42	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/4 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
43	03.08.2018	Copy of Declaration Deed executed by Shri. Pramod Deoraoji Gharde as proprietor of M/s. Shree Taj Constructions & Smt. Rupali W/o. Pramod Gharde as proprietor of M/s. Matoshree Prabha Builders & Developers duly registered before the Sub Registrar Kamptee at Sr. No. 3788/2018 therein changing the name of the scheme from "AARNA CITY" to "PRABHA CITY".	Original Verified Xerox obtained for Verification

3. Details/Description of Property/Properties

(as per Sale Deed dated 21.10. 2016)

SCHEDULE - A

All That Piece and Parcel of Non- Agricultural Land containing by admeasurements 0.81 Hectare (i.e. 8100 Sq. Mtrs) (0.32 Hectare out of Survey No. 191/3-B and 0.49 Hectare out of Survey No. 191/4) consisting of Plot No's. 1,2,6 to 26,27 to 32, 35 to 43 comprising Western Portion of land bearing Survey No. 191/3-B and 191/4 having an area of 0.81 Hectare & 1.21 Hectare resp. of Mouza- Pawangaon, P.S.K. 18, held In Occupancy Class - 1 Rights, excluding therefrom land admeasuring 374.88 Sq. Mtrs (i.e. Plot No's. 3,4,5,66 & 34 each containing by admeasurement 93.72 Sq. Mtrs) situated at Village- Pawangaon, in Tahsil- Kamptee & Dist. Nagpur along with all the facility to use layout roads, public utility space, and amenity space, open space etc. and bounded as under:-

EAST: By remaining Portion of Survey No's. 191/3-B & 191/4

WEST: By Road

NORTH: By survey/ Khasra no. 191/2B, 3A

SOUTH: By survey/ Khasra no.188 (Part)

SCHEDULE - B

All That Piece and Parcel of Non- Agricultural Land containing by admeasurements 1.21 Hectare (i.e. 12,100 Sq. Mtrs) (0.49 Hectare out of Survey No. 191/3-B and 0.72 Hectare out of Survey No. 191/4) consisting of Plot No's. 44 to 59, 60 to 75, 76 to 83 comprising Eastern Portion of land bearing Survey No. 191/3-B and 191/4 having an area of 0.81



ROBY D. JOHN

ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
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502, NYAY MANDIR. 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
 OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

Hectare & 1.21 Hectare resp. of Mouza- Pawangaon, P.S.K. 18, held in Occupancy Class - 1 Rights, situated at Village- Pawangaon, in Tahsil- Kamptee & Dist. Nagpur along with all the facility to use layout roads, public utility space, and amenity space, open space etc. and bounded as under:-

EAST: By Survey No's. 188/1-A-2
WEST: By remaining Portion of Survey No's. 191/3-B & 191/4
NORTH: By survey/ Khasra no. 191/2B, 3A
SOUTH: By survey/ Khasra no.188 (Part)

SCHEDULE - C

All That Piece and Parcel of Non- Agriculural Land bearing Survey No. 188/1-A-2 containing by admeasurements 1.01 Hectare (i.e. 10,100 Sq. Mtrs) consisting of Plot No's. 84 & 85 Amenity Space, Open Space, Roads etc. of Mouza- Pawangaon, P.S.K. 18, held in Occupancy Class - 1 Rights, situated at Village- Pawangaon, in Tahsil- Kamptee & Dist. Nagpur along with all the facility to use layout roads, public utility space, and amenity space, open space etc. and bounded as under:-

EAST: By Survey No. 188 (Part)
WEST: By Survey No. 188 (Part)
NORTH: By survey/ Khasra Boundary of no. 188 (Part)
SOUTH: By survey/ Khasra no.191/4 & 191/3-B

4. Brief History of the property and how the owner/mortgagor has derived title.

THAT as per Revenue records, Initially, the agricultural land bearing Survey/ Khasra no.188/1-A admeasuring 6.16 H.R of Mouza;-Pawangaon was owned by Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar being their joint separate property.

THAT, lateron Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar jointly sold a portion admeasuring 1.01 H.R out of the said land bearing survey/ Khasra no.188/1-A of Mouza;-Pawangaon to Shri. Sudeshchandra Babulalji Gupta vide sale Deed executed on 30.11.2011 duly registered before the Sub- Registrar- Kamptee in Book no. 1 at Sr.no.4571/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.188/1-A-2.

THAT, subsequently Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar jointly sold the portion admeasuring 1.01 H.R of the said land bearing survey/ Khasra no.188/1-A of Mouza;-Pawangaon to Shri. Sudeshchandra Babulalji Gupta vide sale Deed executed on



ROBY D. JOHN

ADVOCATE

P. K. SALVE MARG, MOHAN NAGAR, NAGPUR

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502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

30.11.2011 duly registered before the Sub- Registrar- Kamptee in Book no. 1 at Sr.no.4572/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.188/1-A-3.

THAT as per Revenue records, initially, the agricultural land bearing Survey/ Khasra no.191/3 admeasuring 1.62 H.R of Mouza:-Pawangaon was owned by Mr.Prafulla Chandrakant Itkelwar being his separate property.

THAT Shri. Prafulla Chandrakant Itkelwar being interested to sell a portion admeasuring 0.81 H.R out of the said property and Shri. Sudeshchandra Babulalji Gupta being interested to Purchase the same, after due negotiations a Sale Deed was executed on 30.11.2011 by Mr.Prafulla Chandrakant Itkelwar as owner, Shri. Chandrakant S/o Late Shri. Ganpatrao Itkelwar as Consensor in favour of Shri. Sudeshchandra Babulalji Gupta Duly registered before the Sub-Registrar, Kamptee in Book no. 1 at Sr. No. 4573/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.191/3-B.

THAT as per Revenue records, Initially, the agricultural land bearing Survey/ Khasra no.191/4 admeasuring 1.21 H.R of Mouza:-Pawangaon was owned by Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar being their joint separate property. That Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar also executed a Power of Attorney dated 29.10.2011 therein appointing and nominating Shri. Chandrakant Ganpatrao Itkelwar as their attorney which is duly registered before the Sub-Registrar, Nagpur No.1 at Sr. No. 7118/2011.

THAT, lateron Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar jointly sold the said land bearing Survey/ Khasra No.191/4, admeasuring 1.21 H.R of Mouza:-Pawangaon through their Power of attorney holder Shri. Chandrakant Ganpatrao Itkelwar to Shri. Sudeshchandra Babulalji Gupta vide sale Deed executed on 30.11.2011 duly registered before the Sub- Registrar- Kamptee in Book no. 1 at Sr.no.4574/2011 registered on dated 01.12.2011.

THAT by virtue of the said transactions Shri. Sudeshchandra Babulalji Gupta became the absolute owner of agricultural land bearing Survey/ Khasra no.188/1-A-2, Survey/ Khasra no.188/1-A-3, Survey/ Khasra no.191/3-B & Survey/ Khasra No.191/4 of Mouza:-Pawangaon, Tahsil-Kamptee, Dist. Nagpur.

THAT thereafter Shri. Sudeshchandra Babulalji Gupta being interested to sell the said property bearing Survey/ Khasra No.188/1-A-2,188/1-A-3,191/3-B, 191/4, of Mouza:-Pawangaon and M/s. Gruhalaxmi Skyscraper Private Ltd. being interested to purchase the same, after due negotiations, an Agreement to sell was executed by Shri. Sudeshchandra Babulalji Gupta in respect of the above said Property, in favour of M/s. Gruhalaxmi Skyscraper private Ltd. Through its Director- Miss. Shiruti D/o Sunil Raisoni executed on 22.08.2012 duly registered before the Sub- Registrar- Kamptee in Book no. 1



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502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GAUDIGUDAM, KAMPTEE ROAD, NAGPUR

at Sr.No.4235/2012 for Survey/ Khasra No.188/1-A-2,188/1-A-3,191/3-B,191/4, of Mouza-Pawangaon.

THAT thereafter a Sale Deed was executed on 21.04.2015 by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya s/o Anil Kumar Kishori Sharan Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.2042/2015 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 registered on 22.04.2015.

THAT by virtue of the said transactions M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya s/o Anil Kumar Kishori Sharan Gupta became the owner of agricultural land bearing Survey/ Khasra No's.188/1-A-2, 188/1-A-3, 191/3-B & 191/4 of Mouza-Pawangaon, Tahsil-Kamptee, Dist. Nagpur.

THAT earlier the said agricultural land bearing Survey/ Khasra No. 191/3-B, 191/4, 188/1-A-2 of Mouza-Pawangaon is converted into a non-agricultural land by the order of the Collector, Nagpur on 05.09.2012, vide Revenue case no. 28/N.A.P-34/2012-2013 and thereafter the said order is rectified on 21.02.2015 by way of correcting the total land area.

THAT the layout Plan of the said survey/ Khasra No. 188/1-A-2, 191/3-B, 191/4, of Mouza: Pawangaon is approved by the Nagpur Improvement Trust [Metro Section] vide its letter No. E.E.(Metro)/ AE(M-2)/3696 dated 27.11.2015.

THAT earlier Shri. Sudeshchandra Babulaji Gupta had applied to the Nagpur Improvement Trust (Metro Section) for Issuance of Regularization Letter, hence, Nagpur Improvement Trust Issued a Regularization Letter on the name of Shri. Sudeshchandra Babulaji Gupta on 29.07.2015, vide Letter No. E.E.(METRO)/AE(M-2)/2803.

THAT Subsequently, the Nagpur Improvement Trust (Metro Section) issued another Release Letter in respect of the property bearing Plot No's. 1 to 16, 18 to 26, 28 to 35, 37 to 42, on the basis of Agreement executed with Shri. Sudeshchandra Babulaji Gupta on 16.04.2015, vide Letter No. E.E (METRO) AE(M-2)/3696, Dated. 27.11.2015.

THAT an Agreement to Sell was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1373/2016 for Plot No.84 &85.

THAT an Irrevocable General Power Of Attorney was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs.Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1]-Mr. Jani S/o Lalchand



Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.1374/2016 for Plot No.64 & 85

THAT an Agreement to Sell was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1377/2016 for Plot No.17,27,36, 43 TO 83.

THAT an Irrevocable General Power Of Attorney was also executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs. Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.1378/2016 for Plot No.17,27,36, 43 TO 83.

THAT M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs. Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta executed a Sale Deed on 02.04.2016 as vendor/Owner in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016 for Plot No's.1 to 16, 18 to 26, 28 to 35, and 37 to 42 in the said layout.

THAT M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs. Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta executed a Safe Deed on 02.04.2016 in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1379/2016 for Land bearing Khasra No.188/1-A-3.

That by virtue of the said transactions, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde became the absolute owner of Plot No's.1 to 16, 18 to 26, 28 to 35, and 37 to 42 in the said layout & land bearing Khasra No.188/1-A-3.

That by virtue of the said transactions, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde being interested to develop the said property bearing Plot No.14, 15, 19, 20, 37, 38 & 39 into a residential estate by way of constructing a multistoried building consisting of various Residential units has obtained its building Plans sanctioned



502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001

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and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur as follows:-

SR. NO.	PLOT NO.	BUILDING PERMIT NO.	DATE OF SANCTION
1	Plot No.14	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.AB1391/20151216228/821.	27.05.2016
2	Plot No.15	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1393/20151215145/822.	27.05.2016
3	Plot No.19	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1864/20151215147/824.	27.05.2016
4	Plot No.20	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1854/20151215148/823.	27.05.2016
5	Plot No.37	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1858/20151216229/825.	27.05.2016
6	Plot No.38	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1852/20151216225/826.	27.05.2016
7	Plot No.39	PermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1861/20151216226/827.	27.05.2016

That M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde being not in a sound financial position to complete the sale of the Plot No's 84 & 85 dropped the idea of executing a sale deed and hence the Agreement to Sale dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta In favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde duly registered before the Sub Registrar Kamptee at Sr. No1373/2016 for Plot No.84 & 85 was cancelled by way of Cancellation Deed dated 21.10.2016 duly registered before the Sub Registrar Kamptee at Sr. No.4155/2016.

That similarly the Irrevocable General Power of Attorney dated 02.04.2016 was also cancelled by way of Cancellation Deed dated 21.10.2016 duly registered before the Sub Registrar Kamptee at Sr. No.4156/2016 for Plot No.84 & 85.

That in the like manner the Agreement to Sale dated 02.04.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani



[2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde duly registered before the Sub Registrar Kamptee at Sr. No.1373/2016 for Plot No.17,27,36, 43 TO 83 was cancelled by way of Cancellation Deed dated 21.10.2016 duly registered before the Sub Registrar Kamptee at Sr. No.4157/2016.

That similarly the Irrevocable General Power of Attorney dated 02.04.2016 was also cancelled by way of Cancellation Deed dated 21.10.2016 duly registered before the Sub Registrar Kamptee at Sr. No.4158/2016 for Plot No.17,27, 36, 43 TO 83.

That since M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde dropped the idea of developing the said property, thereafter the said plots/properties were sold to Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde by various Sale Deeds and Power of Attorney's as follows:

1) Sale Deed dated 21.10.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2]Miss. Srashti d/o Sudeshchandra Gupta as Vendor No.1, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Vendor No.2 in favour of Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4164/2016 for Plot No's.1,2,6 to 26, 27 to 32, 35 to 43.

2) Irrevocable General Power Of Attorney dated 21.10.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4165/2016 for Plot No's.1,2,6 to 26, 27 to 32, 35 to 43.

3) Sale Deed dated 21.10.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2]Miss. Srashti d/o Sudeshchandra Gupta as Vendor, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Confirming Party in favour of Shri. Pramod Deoraaji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4162/2016 for Plot No's.44 TO 59, 60 TO 75,76 TO 83.

4) Irrevocable General Power Of Attorney dated 21.10.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shri. Pramod Deoraaji



Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4163/2016 for Plot No's. 44 TO 59, 60 TO 75, 76 TO 83.

5) Sale Deed executed daled 21.10.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as Vendor, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Confirming Party in favour of Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4166/2016 for Plot No's. 84 & 85.

6) Irrevocable General Power Of Attorney dated 21.10.2016 executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta AND M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein appointing Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4167/2016 for Plot No's. 84 & 85.

7) Sale Deed dated 21.10.2016 executed by M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Vendor, M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as Confirming Party In favour of Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 4168/2016 for Khasra No. 188/1-A-3.

8) General Power Of Attorney dated 21.10.2016 executed by M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde AND M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as therein appointing Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 4169/2016 for Khasra No. 188/1-A-3.

That in view of the said transactions, Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde became the joint owners of Plot No's. 1, 2, 6 to 26, 27 to 32, 35 to 43, 44 TO 59, 60 TO 75, 76 TO 83, 84, 85 & Khasra No. 188/1-A-3 and their names are duly mutated in the relevant records as owners thereof.

THAT now, the Nagpur Metropolitan Region Development Authority issued another Release Letter in respect of the property bearing Plot No's. 17, 27, 36, 43 to 58, 61 TO 66, 69 TO 75, 77, 78, 80, 85 & Amenity Spacos- 1, 2, 3, & 4 on the name of Shri. Sudeshchandra Babulaji Gupta through Power of Attorney Shri. Pramod Deoraoji



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502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

Gharde & Smt. Rupali W/o. Pramod Gharde on 02.04.2018, vide Letter No. E.E -2 (NMRDA)/ Release/12.

That Shri. Pramod Deoraoji Gharde & Mrs. Rupali W/o Pramod Gharde being interested to develop the said property are also obtaining the sanctions of the building plans to be constructed on the various plots from the Building Engineer (Metro)/Nagpur Improvement Trust, Nagpur, vide its various Building Permit No's and are selling Individuals plots to various prospective purchasers.

That lateron due to various reasons the said owners have decided to change the name of the scheme from "AARNA CITY" to "PRABHA CITY", hence a Declaration Deed was executed on 03.08.2018 by Shri. Pramod Deoraoji Gharde as proprietor of M/s. Shree Taj Constructions & Smt. Rupali W/o. Pramod Gharde as proprietor of M/s. Matoshree Prabha Builders & Developers duly registered before the Sub Registrar Kamptee at Sr. No. 3788/2018.

The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of the Registrar of Documents.

I have taken the search of records of Registrar's Office from Inspection Book, which were kept & maintained by the office and made available to me and other relevant records, for last 13 years by paying the necessary search fee of Rs. 325/- paid vide Challan No.MH006761708201819E dated 02.10.2018. The original search fee receipt is enclosed herewith.

That all the relevant documents of the title placed before me are copies only. I have verified the copies with their originals.

In the result, I have to state that I have made necessary searches at the concerned Sub-Registrar's offices up-to date as the result of such searches and on the basis of the same, I here by state that the said property as mentioned in the schedule is absolutely owned by Shri. Pramod Deoraoji Gharde & Smt. Rupali W/o. Pramod Gharde and is free from all charges and has got a clean & marketable title subject to the plots being sold by them to various purchasers.

4) OPINION/CERTIFICATE

Hence in my opinion I have to state that as on date there is no impediment if the said property is mortgaged to the bank for obtaining loan or for any other purposes.

Hence, this Title Search Verification Report/Legal Opinion.

Nagpur
Dated 02.10.2018


R. D. JOHN
Advocate
P.K. Salve Road, Mohan Nagar,
NAGPUR.





CHALLAN
MTR Form Number-6



GRN	MH00876770920181BE	BARCODE			Date	02/10/2018-12:07:31	Form ID
Department		Inspector General Of Registration			Payer Details		
Type of Payment	Search Fee Other Items			TAX ID (If Any)			
Office Name	KMT_XAMTHI SUB REGISTRAR			PAN No.(If Applicable)			
Location	NAGPUR			Full Name	ADVOCATE ROBY DAVID JOHN		
Year	2018-2019 Ono Time			Flat/Block No.			
Account Head Details	Amount In Rs.			Premises/BUILDING			
0030072201 SEARCH FEE	325.00			Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			325.00	Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details		VIJAYA BANK			FOR USE IN RECEIVING BANK		
Cheque/DD No.		Cheque-DD Details		Bank CIN	Ref. No.	039076420181002D0026 22110234	
Name of Bank				Bank Date	RBI Date	02/10/2018-12:10:52 Not Verified with RBI	
Name of Branch				Bank-Branch	VIJAYA BANK		
				Scroll No. , Date	Not Verified with Scroll		

Department ID : 9860342464
Mobile No. :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सुदूर चतान "कसप ऑफ पैमेंट" मध्ये नगद कायद्यासाठीच लागू आहे - हद्द कायद्यासाठी किंवा नोंदी न कायद्याच्या दस्त्यासाठी लागू नाही.