नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 8832

दिनांक 30/6/19 सन २०

दस्तऐवजाचा प्रकार— मी.प.सन 2006 कलम 39 (ब)(ii)

सादर करणाराचे नाव— मेसर्स. आदित्य नागपुरे

खालीलप्रमाणे फी मिळाली :—

		रु.	पैसे
नोंदणी फी	मोजमापन	324/-	
नक्कल फी (फोलिओ)			
पृष्ठाकनांथी नक्कल फी			
टपाल खर्च			
नकला विंवा शेरानें (कलमे ६४ ते ६७)	पृ.इ.ठे-ए		
शोध किंवा निरीक्षण	CS/No 2163		
दंड—कलम २५ अन्वये	दि.ठे 23/4/20		
कलम ३४ अन्वये			
प्रमाणित नकला (कलम ५७) (फोलिओ			
श्रुतर फी (मागील पानावरील)	दाव क्र. PlotNo.19B.	324/-	
.. ..	WCR. No 15		
.. ..			
.. ..			
	एकूण		

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात देण्यात येईल.

R.S.Dhole
सह-दुय्यम निबंधक/दुय्यम निबंधक
नागपूर शहर क्र.१

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

सादरकर्ता.

ASHISH M. NAGPURE

Advocate

Address :
167, 'Shrikrishna Villa'
Indraprastha Nagar,
Nagpur.
Mobile No. 9823630809

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my **clients** (1) **SHRI. BALWANT S/o PURUSHOTTAM WANKHEDE, (PAN- AAPPW1476M)** Aged 47 Years, Occupation – Service; **(2) SHRI. BHERURATAN S/o ONKARDAS DAMMANI (PAN – ADYPD4718R),** Aged 48 Years, Occupation – Business; **(3) (a) SMT. MADHURI Wd/o LATE SHRI. SHRIKANT MANMODE, (PAN – BGRPM4199J)** Aged 56 Years, Occupation – Housewife, **(3) (b) SHRI. ASHUTOSH S/o LATE SHRI. SHRIKANT MANMODE, (PAN – AOWPM9474L)** Aged 33 Years, Occupation – Service, **(3) (c) SHRI. ABHIJIT S/o LATE SHRI. SHRIKANT MANMODE, (PAN – BSIPM1339P)** Aged 30 Years, Occupation – Service, **(4) MRS. SHAILAJA W/o RAMCHANDRA MUDLIAR (PAN – ACBPM2545B)** Aged 62 Years, Occupation – Retired, **(5) (a) MRS. RAJASHREE W/o KAMALAKAR RAUT, (PAN – ABFPR1145R)** Aged 58 Years, Occupation – Service, **(5) (b) SHRI. KAMALAKAR S/o BABURAO RAUT, (PAN – ABFPR1143K)** Aged 65 Years, Occupation – Retired, **(6) (a) MRS. APARNA W/o PRABHAT DIVEKAR, (PAN – DAOPD5227P)** Aged 68 Years, Occupation – Housewife, **(6) (b) SHRI. VAIBHAV S/o PRABHAT DIVEKAR, (PAN – AIQPD5181M)** Aged 39 Years, Occupation – Business, **(6) (c) MRS. RUPALI W/o VAIBHAV DIVEKAR, (PAN – AVHPD2882K)** Aged 36 Years, Occupation – Service; AND **(7) SHRI. VASANT S/o SHALIKRAM BALKI, (PAN – ABMPB0646E)** Aged 70 Years, Occupation – Retired, All Residents of Plot No. 19-B, Om Awaas Apartment, Pande Layout, Khamla, Nagpur-440025 , Tahsil and District - NAGPUR, Acting through their duly constituted Attorney **M/S. AKASH CONSTRUCTION COMPANY, (PAN – AAMFA8274E)** A Partnership Firm, having its Office at Plot No. 1, Bherde Layout, Nagpur and acting through its Partners **(1) SHRI. MOHAN S/o RAMRAO GAIKWAD, (PAN – ACCPG9846J)** Aged 49 Years, Occupation – Business, Resident of Plot No. 11, Gulmohar, NIT Layout, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR AND **(2) SHRI. VINOD S/o RAMRAO GAIKWAD, (PAN – AEGPG0793N)** Aged 42 Years, Occupation – Business, Resident of Plot No. 1, Bhende Layout, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR and my findings are as under :

ASHISH M. NAGPURE
Advocate

(1) THAT ALL THAT Piece and parcel of land bearing Plot No. 19 out of the sanctioned layout of KHAMLA PLOT HOLDERS' CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring 100 Ft. x 95 Ft. equal to 9500 Sq.Ft. (OR 882.55 Sq.Mtrs.) (as per city Survey Records the area is 885.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9, bearing City Survey No. 2163 and Sheet No. 235/30 of Mouza – KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tashil and District – NAGPUR, Originally belonged to Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma, having purchased the same by him from the Comissioner, Chhatisgarh Division, being the Court of Wards for the Division acting on behalf of the Government Wards namely (i) Shri. Ganpatrao Pande (ii) Shri. Raghuvirprasad Pande and (iii) Shri. Ishwari Prasad Pande, by a Sale Deed Dated 12-07-1941, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 on Pages 38 to 39 at Sr. No. 230 on 10-10-1941.

(2) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma lateron in his turn trarsferred the Southern Half Portion of the said Plot No. 19 containing by admeasurement 4750 Sq.Ft. (OR 441.275 Sq.Mtrs.) by way of sale to his Son namely Captain Santosh Kumar S/o Hari Prasad Sharma by a Sale Deed Dated 30-07-1976, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2249 on even date. The said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma had retained the remaining portion i.e. Northern Half Portion of the said Plot no. 19 for his exclusive use and occupation .

(3) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma and Captain Santosh Kumar S/o Hari Prasad Sharma lateron Sub-Divided the aforesaid Plot No. 19 into 2 equal halves. The said Sub-Divided Plots are renumbered as Plot Nos. 19-A and 19-B each admeasuring 4750 Sq.Ft. The said Sub-Division of Plot No. 19 is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur vide its Order No. PLN/7018 Dated 28-03-1987.

(4) THAT out of the aforesaid Sub-Divided Plots, Plot No. 19-B containing by admeasurement 4750 Sq.Ft. (OR 441.275 Sq.Mtrs.) was retained by Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma for his exclusive and occupation and the remaining Sub-Divided Plot bearing No. 19-A was owned by Captain Santosh Kumar S/o Hari Prasad Sharma with heritable and transferable rights therein.

ASHISH M. [illegible]PURE
Advocate

(5) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma lateron decided to develop the aforesaid Plot No. 19-B into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an agreement of Development and Sale Dated 2-4-1987 he had entrusted the entire work of Development of the said property to M/s. Awaas Promoters, upon the several terms and conditions contained therein.

(6) THAT by the same Agreement he had also further specifically agreed to execute various Agreements to Sell and Sale Deed each relating to the Undivided Proportionate share and interest in the said Plot No. 19-B in favour of each such individual buyer as may be nominated by M/s. Awaas Promoters.

(7) THAT in pursuance of the said Agreement the said M/s. Awaas Promoters accordingly 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 "OM AWAAS APARTMENT" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, vide his Building Permit No. CS/1664/16516 Dated 13-11-1987.

(8) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith M/s. Awaas Promoters lateron jointly transferred Apartment No. 001 covering a Built-up area of 62.521 Sq.Mtrs. on the Ground Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to Shri. Pradeep S/o Chindrup Budhey by a Sale Deed Dated 08-12-1989, which is duly Registered in the Office of the Joint Sub-Registrar Napgur-1 in Addl. Book No. 1, Volume No. 1518 on Pages 151 to 153 at Sr. No. 14232 (P) on even date.

(9) THAT the said Shr. Pradeep S/o Chidrup Budhey lateron in his turn transferred the said Apartment No. 001 on the Ground Floor of "OM AWAAS APRTMENTS" by way of Sale to Shri. Balwant S/o Purushottam Wankhede, by a Sale Deed Dated 30-11-2005, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3520 on even date.

(10) THAT in the like manner the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith M/s. Awaas Promoters lateron jointly transferred Apartment No. 002 covering a Built-up area of 62.521 Sq.Mtrs. on the Ground Floor of "OM AWAAS APARTMENTS" Togethewith the Undivided 1/7th share and interest in the said Plot of land by way of sale to Shri. Sharad Kumar Sharma S/o Hari Prasad Sharma by a Sale Deed Dated 17-04-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1 on Pages 92 to 94 at Sr. No. 5831 (P) on 21-04-1989.

ASHISH M. NAGPURE
Advocate

(11) THAT the said Shri. Sharad Kumar Sharma S/o Hari Prasad Sharma lateron in his turn transferred the said Apartment No. 002 on the Ground Floor of "Om Awaas Apartments" by way of sale to Shri. Bheruratan S/o Onkardas Dammani, by a Sale Deed Dated 23-06-2008, which s duly Registered in the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3887 on even date.

(12) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith M/s. Awaas Promoters lateron jointly transferred Apartment No. 101 covering a Built-up area of 62.521 Sq.Mtrs. on the First Floor of "Om Awaas Apartment" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to Shri. Shrikant S/o Late Shri. Vasantro Manmode by a Sale Deed Dated 08-12-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No.1, Voume No. 1518 on Pages 145 to 147 at Sr. No. 14231 (P) on even date.

(13) THAT the said Shri. Shrikant S/o Late Shri. Vasantrao Manmode breathed his last on 07-11-2016 and consequent upon his death/demise the said Apartment No. 101 on the First Floor of "OM AWAAS APARTMENTS" devolved upon his widow Smt. Madhuri, 2 Sons namely Shri Ashutosh and Shri. Abhijit, (a), 3(b) and 3(c) hereinabovenamed by way of intestate succession, being the only legal heirs of the deceased.

(14) THAT in the manner the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith Awaas Promoters lateron jointly transferred Apartment No 102 covering a Built-up area of 63.521 Sq.Mtrs. on the First Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to Mrs. Shailaja W/o Ramchandra Mudaliar, by a Sale Deed Dated 8-12-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No.1, Voume No. 1518 on Pages 142 to 144 at Sr. No. 14230 (P) on even date.

(15) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith Awaas Promoters lateron jointly transferred Apartment No 201 covering a Built-up area of 63.521 Sq.Mtrs. on the Second Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to Mrs. Aparna W/o Anand Deshpande, by a Sale Deed Dated 4-02-1988, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No.1, at Sr. No. 350 (P) on even date.

(16) THAT the said Mrs. Aparna W/o Anand Deshpande lateron in her turn transferred Apartment No 201 covering a Built-up area of 63.521 Sq.Mtrs. on the Second Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and

ASHISH M. NAGPURE
Advocate

interest in the said Plot of land by way of Sale to Mrs. Rajeshree W/o Kamlakar Raut and Shri. Kamlakar S/o Baburao Raut , by a Deed of Apartment Dated 05-05-1994, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl Book No.1, Volume No. 270 on Pages 163 to 168 at Sr. No. 1664(P) on 21-05-1994.

(17) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith Awaas Promoters lateron jointly transferred in his turn transferred the said Apartment No. 202 Covering a Built-up Area of 63.521 Sq. Mtrs. on the Second Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to by way of sale to Shri. Hemant S/o Ramchandra Wate by a Sale Deed Dated 17-10-1989, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Add. Book No. 1, Volume No. 1545 on Pages 112 to 114 at Sr. No. 266(P) on 04-01-1990.

(18) THAT the said Shri. Hemant S/o Ramchandra Wate lateron in his turn transferred the said Apartment No. 202 Covering a Built-up Area of 63.521 Sq. Mtrs. on the Second Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to by way of sale to Mrs. Aparna W/o Prabhat Divekar, Shri. Vaibhav S/o Prabhat Divekar and Mrs. Rupali W/o Vaibhav Divekar, by a Sale Deed Dated 22-08-2011, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 5753 on even date.

(19) THAT the said Dr. Hari Prasad Sharma S/o Thakur Prasad Sharma alongwith M/s. Awaas Promoters lateron jointly transferred Apartment No. 301 covering a Built-up area of 50.88 Sq.Mtrs. on the Third Floor of "OM AWAAS APARTMENTS" Togetherwith the Undivided 1/7th share and interest in the said Plot of land by way of Sale to Shri. Vasant S/o Shalikram Balki, by a Sale Deed Dated 08-12-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No.1, Volume No. 1518 on Pages 148 to 150 at Sr. No. 14232 (P) on even date. As a result therefore the Grantors hereinabovenamed are now become the Joint/Co-owners of the aforesaid Plot No. 19-B and exclusive Owners of their respective Apartments in the said Building with heritable and transferable rights therein.

(20) THAT the aforesaid Building known and styled as "OM AWAAS APARTMENTS" is now too old and it requires major repairs and renovations, Moreover the Owners have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities. The Owners have accordingly passed a Resolution to that effect in their General Body Meeting held on 26-01-2017. The Owners have decided to entrust the entire work of development on the said property to any interested Builder of the City.

ASHISH M. NAGPURE
Advocate

(21) THAT the said Owners have now decided to Re-develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartment therein. And accordingly by an Agreement of Re-Development Dated 18-02-2017, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1, in Book No. 1 at Sr. No. 905 on even date and Registered Power of Attorney Dated 18-02-2017, which is also duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 906 on even date. The Grantor has entrusted the entire work of Re-Development of the said property to M/S. AKASH CONSTRUCTION COMPANY, upon the several terms and conditions contained therein.

(22) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4792 on 13-08-2019.

(23) 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 for the period 2007 to 2019 by depositing a necessary fees vide Receipt No. 4652814 Dated 30-08-2019 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(24) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 19-B Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**RAM-INDU APARTMENT**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(25) 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.

NAGPUR :

DATED : 30-08-2019

(ASHISH. M NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate