

admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-1 covering a 465.94 Sq. Ft. (i.e. 43.28 Sq.Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/D, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Sadashiv S/o Dhondopant Chitaley, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 41 to 46 at Sr. No. 8870(P) on even date.

That, during his life time the aforesaid Shri Sadashiv Dhondopant Chitaley executed his LAST WILL AND TESTAMENT on 06-05-2007 and thereby he gave and bequeathed his aforesaid property to his son Shri Sanjay Sadashiv Chitaley absolutely forever with heritable and transferable rights therein.

That, the said Shri Sadashiv Dhondopant Chitaley left for heavenly abode on 11-08-2009 and consequent upon his death, his aforesaid son Shri Sanjay Sadashiv Chitaley has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein in terms of the aforesaid Last Will Dated 06-05-2007.

(6) APARTMENT NO. F-2 ON FIRST FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/E, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri. Ratnakar Vishnu Pandit, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 47 to 49 at Sr. No. 8871(P) on even date.

That, during his life time the said Shri. Ratnakar Vishnu Pandit executed his WILL AND TESTAMENT on 9th October, 2017. A Deed of Codicil to said Will was also executed by him on 18/11/2017 and thereby he gave and bequeathed the aforesaid property to his sons namely Shri. Kishor Ratnakar Pandit and Shri. Ravindra Ratnakar Pandit.

That, the aforesaid Shri. Ratnakar Vishnu Pandit left for heavenly abode on 09/01/2018 and consequent upon his death/demise, his aforesaid property devolved upon Shri. Kishor Ratnakar Pandit and Shri. Ravindra Ratnakar Pandit in terms of the said Will and Codicil thereto.

(7) APARTMENT NO. F-3 ON FIRST FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-3 covering a 465.94 Sq. Ft. (i.e. 43.28 Sq.Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/G, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri. Madhav Hanumant Joshi, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1 at Sr. No. 8874(P) on even date.

That, the aforesaid Shri. Madhav Hanumant Joshi lateron transferred the aforesaid Apartment No. F-3 by way of Sale to Shri. Prakash Narayan Saney, by a Sale Deed Dated 14-05-1991 which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 2135 on Pages 107 to 121 at Sr. No. 8763(P) on 26-07-1991.

(8) APARTMENT NO. F-4 ON FIRST FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-4 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/F, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Madhusudan S/o Deorao Deshpande, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1398 on Pages 68 to 73 at Sr. No. 8876(P) on even date.

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That the aforesaid Shri Madhusudan S/o Deorao Deshpande lateron Gifted the aforesaid Apartment No. F-4 on the FIRST FLOOR in favour of Smt. Nilima Jaimangal Deshpande, Shri. Devdutta Jaimangal Deshpande, the Owner Nos. 8-A & 8-B named hereinabove by a Gift Deed dated 14-10-2015, which is duly registered at the Office of the joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 5087 on even date.

As a result therefore the aforesaid Owners hereinabovenamed have now become exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "ASHTAVINAYAK" consisting of **8 (EIGHT) Apartments** covering total area of **407.26 Sq. Mtrs.** Togetherwith the Undivided Proportionate share and interest in Plot No. 909 (Nine Hundred Nine) containing by admeasurement 859.32 Sq. Mtrs. (as per City Survey area is 858.40 Sq. Mtrs.) with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records

(8) THAT the aforesaid Owners obtained the leasehold rights relating to the Conservancy Lane closely adjacent to the said plot of land containing by admeasurement 33.832 Sq. Mtrs. from the Nagpur Municipal Corporation for a term of 30 (Thirty) years commencing from 30/04/2019 and ending on 29/04/2049 by a Lease Deed dated 23/07/2019, which is duly registered at the Office of the joint Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 4212 on even date. As a result therefore the total area of said Plot of Land inclusive of the said Conservancy lane is 859.32 Sq. Mtrs. + 33.832 Sq. Mtrs. = 893.152 Sq. Mtrs.

(9) THAT, the aforesaid building has now become too old and requires heavy repairs and maintenance. Thus the aforesaid Shri Sanjay Ramchandra Deshpande and 8 others have now unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing New Multistoreyed Building thereon consisting of various self contained separate Apartments therein

(10) THAT, in terms of the Agreement of Re-Development dated 05-03-2020, which is Registered at the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 1764 on even date, the aforesaid Shri Sanjay Ramchandra Deshpande and 8 others have entrusted the entire work of Development of the aforesaid Property to M/s. A. A. Constructions upon the several terms and conditions contained therein.

(11) THAT, by the same Agreements the aforesaid Shri Sanjay Ramchandra Deshpande and 8 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/Piece of Project land in favour of each such individual prospective buyer(s) as may be nominated by the said M/s. A.A. Constructions.

(12) THAT, the aforesaid Shri Sanjay Ramchandra Deshpande and 8 others have executed Irrevocable General Power of Attorney's in favour of M/s. A.A. Constructions. on 05-03-2020 and the same is also registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 1766 on even date.

(13) THAT, the Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 909 and the same is sanctioned and approved by the Assistant Director of Town Planning Department Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 603/BP/LENDRA/TP/NMC/177 Dated 11-02-2020.

(14) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(15) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.) ALONGWITH the Conservancy lane of 33.832 Sq.Mtrs., thus totaling to 893.152 Sq.Mtrs., bearing Corporation House No. 356 (Old), City Survey No. 112 and Sheet No. 25 of MOUZA - LENDHRA, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District - NAGPUR are provided to us :-

- (i) Copy of Old Sale Deeds
- (ii) Copy of Re-developement dated 05-03-2020
- (iii) Copy of Power of Attorney Dated 05-03-2020
- (iv) Copy of Building Plan Dated 11-02-2020
- (v) Copy of City Survey Aakhiv Patrika
- (vi) Copy of Corporation Tax Receipt

(16) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner & Developer of M/s. A. A. Constructions. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner/Developer that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(17) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 112 of Mouza - Lendhra for the period of 13 (Thirteen) Years (i.e. from 2008 to 2020) by depositing necessary Search Fees online with the Department of Registration vide GRN No.

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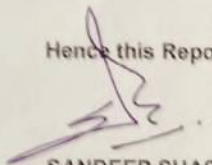
MH000406772202021E Dated 05-05-2020. The Challan Copy of the same is enclosed herewith.

(18) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(19) THAT, with the result we are of the Opinion that the aforesaid present Owners Shri Sanjay Ramchandra Deshpande and 8 others hold a good, valid and marketable title in respect of their aforesaid property and the aforesaid M/s. A.A. Constructions has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers.

(20) THAT, it is needless to mention here that on obtaining a proper Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this Report


SANDEEP SHASTRI
ADVOCATE



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