Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar have now become the Joint/Co-owners of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records .

(6) THAT the aforesaid i) Shri. Chandrakant S/o Baburao Suramwar,ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar lateron decided to develop the aforesaid land comprising Kh. No. 154/2 and 154/3, situate at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR into a layout by carving out various Plots of different sizes therein.

(7) THAT the aforesaid entire land comprising Kh. No. 154/2, 3 of Mouza – PIPLA is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order dated 11-9-2012 passed in Revenue Case No. 51/N.A.P. -34/2012-2013 and the same is revised in Revenue Case No. 51/N.A.P. 34/2015-2016 जा. क्र./प्रस्तु./ जिल्हाधिकारी / कावि453/2016, Dated 18-04-2016 by the Collector, Nagpur.

(8) THAT accordingly they prepared a Layout of the aforesaid land by carving out 5 (Five) separate Plots of different sizes therein and also provided an Open space for amenities, under Roads etc. and the said layout is duly sanctioned and approved with Development Agreement by the Assistant Director, Town Planning Nagpur Improvement Trust, Nagpur vide its Letter No. 2401 Dated 17-5-2012 .

(9) THAT as per the sanctioned layout plan out of the total area of 16200 Sq.Mtrs. an area of 9839.291 Sq.Mtrs. is provided for Plots, 1621.218 Sq.Mtrs. is for Open Space, 2438.262 Sq.Mtrs. is for Amenity Space 1906.749 Sq.Mtrs. under Road and 394.480 Sq.Mtrs. under Road Widening.

(10) THAT lateron the aforesaid i) Shri. Chandrakant S/o Baburao Suramwar, ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar between Partition of aforesaid Plots by a Partition Deed Dated 14-9-2012, which is duly Registered in the Office of the Sub-Registrar, Nagpur, (Rural) -10, in Book No. 1 at Sr. No. 4212 on even date.

ASHISH M. NAGPURE
Advocate

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(11) THAT the said i) Shri. Chandrakant S/o Baburao Suramwar,ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, the Owners hereinabovenamed allotted the said Plot Nos. 1, 2, 3 and 4.

(12) THAT the said i) Shri. Pradeep S/o Dinkarrao Tatawar and ii) Mrs. Swati W/o Pradeep Tatawar allotted the said Plot No. 5.

(13) THAT Shri. Pradeep S/o Dinkarrao Tatawar and ii) Mrs. Swati W/o Pradeep Tatawar lateron Relinquished their Undivided right, title and interest in respect of the property comprising an area of 225.84 Sq.Mtrs. in All that Piece and Parcel of Amenity Space Land containing by total admeasurement 1620.157 Sq.Mtr. in favour of the aforesaid Owners and the said Deed of Relinquishment is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 472 on payment of Requisite Stamp duty and Registration Fees payable thereon.

(14) THAT in due course of time the aforesaid Layout is revised and also duly sanctioned by the Executive Engineer, N.M.R.D.A. on 13-09-2017 and accordingly one plot bearing Plot No.6 is Released by the Executive Engineer(Metro-2), Nagpur Metropolitan Region Development Authority admeasuring 0.5x(28.808+29.279)x28.030 equal to 814.089 Sq. Mtrs. Less(-) Tangent 7.720Sq. Mtrs. equal to 806.369 Sq. Mtrs. vide Permit No. A.E.-1(South)/NMRDA/321, Dated 13-09-2017. As a result therefore the Owners hereinabovenamed have now become the exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein.

(15) THAT the aforesaid Owners have now decided to develop the Plot No. 6 Containing by admeasurement 806.37 Sq. Mtrs. into RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(16) THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as **"ATHARVA ELITE"** and the same is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit & Commencement Certificate bearing No. BE(NMRDA)/South/Nagpur (Rural)/No. 17120975/202101292/2091/692 Dated 03-03-2021.

ASHISH M. NAGPURE
Advocate

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(17) 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 2009 to 2021 by depositing a necessary fees vide Receipt No. 1112018315 Dated 20-04-2021 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.

(18) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 6 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"ATHARVA ELITE"** shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

(19) 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 : 20-04-2021

(ASHISH. M NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate

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