



CHALLAN
MTR Form Number-6



GRN	MH011842510202122E	BARCODE			Date	18/01/2022-20:16:31	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		ADV RITESH MAHENDRA		
Location NAGPUR				Flat/Block No.		LAXMI NAGAR		
Year 2021-2022 From 18/01/1992 To 18/01/2022				Premises/Building				
Account Head Details			Amount in Rs.		Road/Street			
0030072201 SEARCH FEE			750.00		NAGPUR			
					Area/Locality			
					NAGPUR			
					Town/City/District			
					PIN			
					4 4 0 0 1 0			
					Remarks (If Any)			
					MOUZA PARSDI CTS NO 948 SHEET NO 37 PLOT NO 65 SEARCH			
					FOR 30 YEARS			
					Amount In			
					Seven Hundred Fifty Rupees Only			
Total			750.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		89103332022011910090 2724832284
Cheque/DD No.				Bank Date		RBI Date		18/01/2022-20:17:24 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 0000000000

राज्य सरकार "ट्रस्ट ऑफ रजिस्ट्रार" अखेर ललुत करणारुखीत राजु आरु -इतर कारणलामी किड लोडणी न कायलललल वलललली राजु लली .

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

‘‘श्री’’

Format A

(Circular No :- 28/2021)

To
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT** Piece and Parcel of land bearing **Plot No. 65 (SIXTY FIVE)**, out of the sanctioned layout No. IV of **THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR**, containing by admeasurement **360.00 Sq. Mtrs. (OR 3875.04 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 130/1, 3, 4 and 5 of **Mouza - PARSODI, P.S.K. 44**, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza - Parsodi, situated at Friends Society's Layout No. IV, Deendayal Nagar, Parsodi, Nagpur, within the limits of

Contd. ...

the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said plot on the request of **M/s. AARYA ASSOCIATES**, A Partnership Firm, (PAN No. ABCFA3869N), having its Office at Plot No. 13, Ravindra Nagar, Nagpur and acting through its Partners – (1) **SHRI. PARESH S/o LATE SHRI. DATTATRAYA JOSHI**, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil and District – NAGPUR and (2) **SHRI. NARENDRA S/o SHANKARRAO GURVE**, Resident of Plot No. 29, Ravindra Nagar, Nagpur-440022, Tahsil and District – NAGPUR and following documents i.e. :

- (i) Description of the Property.
- (ii) The Document of Sale Deed/Ownership of Plot No. 65, Dated 28/12/1979, which is duly registered in the Office of the Joint Sub Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 304 on Pages 47 to 50 at Sr. No. 1754(P) on 29/12/1979.
- (iii) Will Deed of Plot No. 65, Dated 11/08/2005.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owners i.e. (i) Shri. Shashikant Kamalakar Chimote, (ii) Shri. Nishigandh Kamalakar Chimote and (iii) Mrs. Swati W/o Sadanand Mhaskar as well as developer i.e. **M/s. AARYA ASSOCIATES** in clear, marketable and without any encumbrances.

Owners of the Plot No. 65 :-

- (i) Shri. Shashikant Kamalakar Chimote,
- (ii) (ii) Shri. Nishigandh Kamalakar Chimote and
- (iii) (iii) Mrs. Swati W/o Sadanand Mhaskar

Developer of the Plot No. 65 :-

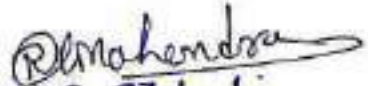
M/s. AARYA ASSOCIATES

A Partnership Firm, having its Office at Plot No. 13,
Ravindra Nagar, Nagpur.

(3) The report reflecting the flow of the title of the said (i) Shri. Shashikant Kamalakar Chimote, (ii) Shri. Nishigandh Kamalakar Chimote and (iii) Mrs. Swati W/o Sadanand Mhaskar on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 19/01/2022


Ritesh C. Mahendra
ADVOCATE

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- (1) Property Card of the said property of City Survey vide Ferfar Entry No. 48 on 05/12/2010.
- (2) Property Card issued by the City Survey Department.
- (3) Search report for 30 Years from 1992 to 2022. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear and marketable.

(1) **DESCRIPTION OF THE PROPERTY :**

ALL THAT Piece and Parcel of land bearing **Plot No. 65 (SIXTY FIVE)**, out of the sanctioned layout No. IV of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement **360.00 Sq. Mtrs. (OR 3875.04 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 130/1, 3, 4 and 5 of **Mouza - PARSODI**, P.S.K. 44, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza - Parsodi, situated at Friends Society's Layout No. IV, Deendayal Nagar, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST - BY PLOT NO. 48

ON THE WEST - BY 18.00 MTRS. WIDE ROAD

ON THE NORTH - BY PLOT NO. 64

ON THE SOUTH - BY PLOT NO. 66.

(2) THAT, the following documents are provided to me for the purpose of verification of title :-

(a) Sale Deed Dated 28/12/1979, which is duly registered in the Office of the Joint Sub Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 304 on Pages 47 to 50 at Sr. No. 1754(P) on 29/12/1979.

(b) Will Deed of Plot No. 65, Dated 11/08/2005.

(c) General Power of Attorney Dated 7/02/2014 and thereby she empowered, appointed and authorized her brother Shri. Shashikant S/o Kamalakar Chimote as her Attorney and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 4 at Sr. No. 676 on even date.

(d) Agreement of Development Dated 29/06/2020, which is registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2898 on even date.

(e) General Power of Attorney Dated 29/06/2020, which is registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2899 on even date.

(f) Correction Deed Dated 3/8/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3752 on even date.

(g) Correction Deed Dated 3/8/2020 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3753 on even date.

(h) Transfer Deed Dated 2/07/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1465 on even date.

- (i) Transfer Deed dated 15/09/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 2481 on even date.
- (j) Building Plan sanctioned by the by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No.278/BP/Parsodi/TP/NMC/117, Dated 26/11/2020.
- (k) Revised Building Plan sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 484/BP/PARSODI/TP/NMC/225, Dated 27/10/2021.
- (l) Correction Deed in Agreement of Development on 25/11/2021 and the same is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 9412 on even date.
- (m) Deed of Declaration, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 4 in Book No.1 at Sr. No. 4056 on 27/11/2020.
- (n) Correction Deed in Deed of Declaration on 25/11/2021 and the same is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 9413 on even date.
- (o) Property Card of the said property.
- (p) N.M.C. Tax receipt of said property.

Owner of **ALL THAT** Piece and Parcel of land bearing **Plot No. 65 (SIXTY FIVE)**, out of the sanctioned layout No. IV of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement **360.00 Sq. Mtrs. (OR 3875.04 Sq. Ft.)**, being a

portion of the entire land bearing Khasra Nos. 130/1, 3, 4 and 5 of **Mouza - PARSODI**, P.S.K. 44, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza - Parsodi, situated at Friends Society's Layout No. IV, Deendayal Nagar, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR is (i) Shri. Shashikant Kamalakar Chimote, (ii) Shri. Nishigandh Kamalakar Chimote and (iii) Mrs. Swati W/o Sadanand Mhaskar as well as developer i.e. **M/s. AARYA ASSOCIATES**, Acting through its **Partners - (1) SHRI. PARESH S/o LATE SHRI. DATTATRAYA JOSHI and (2) SHRI. NARENDRA S/o SHANKARRAO GURVE.**

TITLE HISTORY OF PROPERTY :

(1) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 65 (SIXTY FIVE), out of the sanctioned layout No. IV of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length North-South 15 Mtrs. and Breadth East-West 24 Mtrs. equal to 360.00 Sq. Mtrs. (OR 3875.04 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 130/1, 3, 4 and 5 of Mouza - PARSODI, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza - Parsodi, situated at Friends Society's Layout No. IV, Deendayal Nagar, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR, Originally belonged to The Friends Co-operative Housing Society Limited, Nagpur, A Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration Sr. No. NGP/H5G/123 Dated 19/10/1962, having its Registered Office at Plot No. 41, Tatya Tope Nagar, West High Court, Nagpur-440 015, Tahsil and District - Nagpur, being its separate property.

(2) THAT, the aforesaid The Friends Co-operative Housing Society Limited, Nagpur lateron in its turn through its Hon. Secretary Shri. Laxmikant Madhadorao Deshmukh transferred/sold the said Plot No. 65 (Sixty Five) out of its sanctioned layout, situated at Deendayal Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to one of its Share Holder Member of Shri. Kamalakar S/o Kesheorao Chimote, by a Sale Deed Dated 28/12/1979, which is duly registered in the Office of the Joint Sub Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 304 on Pages 47 to 50 at Sr. No. 1754(P) on 29/12/1979.

(3) THAT, the aforesaid entire land bearing Khasra Nos. 130/1, 3, 4 and 5 is converted for Non Agricultural (Residential) Use by the Sub Divisional Officer, Nagpur vide his Order Dated 28/01/1976 passed in Revenue Case No. 16/NAP/34/75-76 of Mouza – PARSODI.

(4) THAT, the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 27/5/1977 made between the aforesaid Friends Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, Nagpur.

(5) THAT, the aforesaid Shri. Kamalakar Kesheorao Chimote lateron constructed a Double Storied Residential House the then standing on the said Plot of land, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza – Parsodi, in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/8445/12701 Dated 20/8/1980 in Case No. CS/12701. The said entire construction the then standing on the said Plot of land has now demolished and the said Plot is in Vacant condition at present.

(6) THAT, during his life time the aforesaid Shri. Kamalakar Kesheorao Chimote had executed his LAST WILL AND TESTAMENT on 11/08/2005 and thereby he created Life interest only of his wife in

the said property for the purpose of live, reside in the said property during her life time only with a right to enjoy all the household articles viz. goods, crockery, furniture, fixtures, ornaments etc. therein and upon her demise he gave and bequeathed the Undivided 1/3rd share and interest in the said Plot of land Togetherwith the entire Ground Floor Built-up Premises to his younger son Shri. Nishigandh Kamalakar Chimote absolutely forever with heritable and transferable rights therein. By the said Will he further gave and bequeathed the Undivided 1/3rd share and interest in the said Plot of land Togetherwith the entire FIFTH FLOOR Built-up Premises to his elder son Shri. Shashikant Kamalakar Chimote absolutely forever with heritable and transferable rights therein. In pursuance of the said Will he further gave and bequeathed the remaining Undivided 1/3rd share and interest in the said Plot of land alongwith Top/Terrace of the FIFTH FLOOR with a right to construct the Second Floor thereon to his daughter Mrs. Swati Sadanand Mhaskar (Maiden name Miss. Swati Kamalakar Chimote), absolutely forever with heritable and transferable rights therein.

[7] THAT, the aforesaid Shri. Kamalakar Kesheorao Chimote left for heavenly abode on 27/11/2008 and consequent upon his death/demise, his aforesaid two sons and daughter namely (i) Shri. Shashikant Kamalakar Chimote, (ii) Shri. Nishigandh Kamalakar Chimote and (iii) Mrs. Swati Sadanand Mhaskar (Maiden name Miss. Swati Kamalakar Chimote) have now become the Owners for their respective portion so allotted to them in terms of the aforesaid Will Dated 11/08/2005. As a result therefore (i) Shri. Shashikant K. Chimote, (ii) Shri. Nishigandh K. Chimote and (iii) Mrs. Swati S. Mhaskar have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their names in all relevant records as also in the Property Card of City Survey vide Ferrar Entry No. 48 on 05/12/2010.

(8) THAT, the Owners hereinabovenamed later on decided to develop the aforesaid entire property comprising Plot No. 65 (Sixty Five) containing by admeasurement 360.00 Sq. Mtrs., [i.e. their respective Portions in the aforesaid property jointly], situated at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(9) THAT, for execution and Registration of Development Agreement the aforesaid Mrs. Swati Sadanand Mhaskar (Maiden name Miss. Swati Kamalakar Chimote) has executed her General Power of Attorney regarding her share in the aforesaid property on 07/02/2014 and thereby she empowered, appointed and authorized her brother Shri. Shashikant Kamalakar Chimote as her Attorney and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 4 at Sr. No. 676 on even date and thus the said Shri. Shashikant Kamalakar Chimote is entitled to deal with the share of Mrs. Swati Sadanand Mhaskar.

(10) THAT, accordingly by an Agreement of Development Dated 29/06/2020, the aforesaid Owners have jointly entrusted the entire work of Development of the said property comprising Plot No. 65 (Sixty Five), situated at Deendayal Nagar, Nagpur in Tahsil and District - Nagpur to **M/s. AARYA ASSOCIATES**, upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2898 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(11) THAT, by the same Agreement the Owners 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 of land in favour of each such individual prospective buyer(s) as may be nominated by **M/s. AARYA ASSOCIATES**.

(12) THAT, for completion of the said Scheme in all respects smoothly the Owners have executed a General Power of Attorney in respect of their aforesaid property and thereby jointly and severally empowered, appointed and authorized M/s. Aarya Associates and its Partners namely (i) Shri. Paresh Dattatraya Joshi and (ii) Shri. Narendra Shankarrao Gurve as their Attorney Holder and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2899 on even date.

(13) THAT, in the mean time a Correction Deed to the aforesaid Agreement of Development Dated 29/06/2020 was also executed by the Owners in favour of the Developer on 3/8/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3752 on even date. In the like manner a Correction Deed to the aforesaid General Power of Attorney Dated 29/06/2020 was also executed by the Owners on 3/8/2020 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3753 on even date.

(14) THAT, for the purpose of construction of additional Built-up spaces on the said Plot of land, the aforesaid M/s. Aarya Associates has purchased Transferable Development Rights (TDR) of 553.00 Sq. Mtrs. vide TDR Certificate No. 81 Dated 14/05/2020 issued by The Commissioner, Nagpur Municipal Corporation from Shri. Manohar S/o Gulabrao Shirke through his Attorney Shri. Datta S/o Manohar Shirke by a Transfer Deed dated 02/07/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1465 on even date.

(15) THAT, in the like manner for the purpose of construction of additional Built-up spaces on the said Plot of land, the aforesaid M/s. Aarya Associates, has purchased Transferable Development Rights (TDR) of 92.00 Sq. Ft. vide TDR Certificate No. 81 Dated 14/05/2020 issued by The Commissioner, Nagpur Municipal Corporation from Shri. Manohar S/o Gulabrao Shirke through his

Attorney Shri. Datta S/o Manohar Shirke by a Transfer Deed dated 15/09/2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 2481 on even date.

(16) THAT, as per D.C.R. Rules and Regulation, the Confirming Party hereto is entitled to use and utilized the Transferable Development Rights (T.D.R.) of 252 Sq. Mtrs. in the construction to be carried by it on the said Plot No. 65; AND

(17) THAT, in pursuance of the said Agreement Dated 29/06/2020, M/s. Aarya Associates has accordingly prepared a plan of the Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as "SANDHYARANG APARTMENTS" by utilizing the aforesaid 252 Sq. Mtrs. Transferable Development Rights (TDR) in construction to be carried out on the said Plot of land and the same is duly sanctioned by the by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No.278/BP/Parsodi/TP/NMC/117, Dated 26/11/2020.

(18) THAT, for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchasers in the said building the aforesaid plot Owners through their Attorney - M/s. Aarya Associates through its Partners namely (i) Shri. Paresb Dattatraya Joshi and (ii) Shri. Narendra Shankarrao Gurve has executed a DEED OF DECLARATION Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 4 in Book No.1 at Sr. No. 4056 on 27/11/2020.

(19) THAT, as per the aforesaid Agreement of Development, the said Multistoreyed building (G+4 Floors) thereon consisting of 8 self contained separate Apartments therein, however as per new D.C.R. Rules and Regulation (U.D.C.R.), NOW the Fifth Floor is sanctioned consisting of 2 Apartments by the Assistant Director,

Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 484/BP/PARSODI/TP/NMC/225, Dated 27/10/2021.

(20) THAT, due to the aforesaid circumstances, the Floor is corrected to Ground Plus Five Floors as mentioned on various pages in the aforesaid Agreement of Development Dt. 29/6/2020 and the same needs to be changed/corrected and consequentially therefore the Owners & the M/s. Aarya Associates have executed Correction Deed in Agreement of Development on 25/11/2021 and the same is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 9412 on even date and additional differentiate Stamp Duty of Rs. 1,84,000/- is paid thereon.

(21) THAT, in the like manner, due to the aforesaid circumstances, the Floor is corrected to Ground Plus Five Floors as mentioned on various pages as well as Family Unit Chart, in the aforesaid Deed of Declaration Dt. 29/6/2020 and the same needs to be changed/corrected and consequentially therefore the Owners & the M/s. Aarya Associates have executed Correction Deed in Deed of Declaration on 25/11/2021 and the same is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 9413 on even date.

(22) THAT, it is observed that as per the said sanctioned Building Plan, 10 (TEN) self contained separate Apartments are sanctioned in the Multistoreyed Building proposed to be constructed on the said property.

(23) THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owners (i) Shri. Shashikant K. Chimote. (ii) Shri. Nishigandh K. Chimote and (iii) Mrs. Swati S. Mhaskar holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/s. Aarya Associates through its Partners - Shri. Paresh Dattatraya Joshi & Shri. Narendra Shankarrao Gurve

has/have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

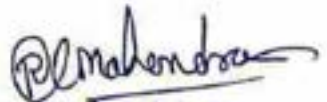
(24) THAT, naturally therefore any prospective buyer(s) who desires to purchase a Built-up space in the Multistoreyed Building proposed to be constructed on the said ALL THAT Piece and Parcel of land bearing Plot No. 65 (SIXTY FIVE), out of the sanctioned layout No. IV of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 360.00 Sq. Mtrs. (OR 3875.04 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 130/1, 3, 4 and 5 of Mouza - PARSODI, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2277/65, City Survey No. 948 and Sheet No. 37 of Mouza - Parsodi, situated at Friends Society's Layout No. IV, Deendayal Nagar, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR and known and styled as "SANDHYARANG APARTMENTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners. In the like manner the said entire Scheme is carried out by M/s. Aarya Associates through its Partners - Shri. Paresh Dattatraya Joshi & Shri. Narendra Shankarrao Gurve as they are the partners of the said Partnership Firm.

4) Any other relevant title :- N.A.

5) Litigations if any. - NA.

PLACE : NAGPUR

DATED : 19/01/2022


Ritesh C. Mahendra
ADVOCATE