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Date: 26.11.2021

FORMAT - A
(Circular No.: 28/2021)

To
Maha RERA
6th & 7th floor,
Plot no. C - 21,
Bandra Kurla Complex,
Bandra [E], Mumbai - 400051

Maha Rera
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 48, CTS/C.S. No. 1181/1 situated at Binaki Taluka/District Nagpur (hereinafter referred as the said plot '48')

- [1] I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/ company) and following documents i.e. :- 1) Shri. Krushna Mudliyar 2) Shri. Rajendra Nityanand Mudliyar & 3) Shri. Sanjay Nityanand Mudliyar.
- 1) Description of the property: Sub-divided Plot No. 48, Adm. 465.1 Sq. mtr. (350.12 Sq. mt. as per sub-division Plan) (being Northern portion of original Plot No. 48, Adm. 930.2 Sqm.,) House No. 899, Ward No. 22, Sheet No. (395) 60, C. S No. 1181/1, Kh. No. 156 of Mz.- Binaki, P.S.K No. 10, layout of Mudliyar, situated in Shantinagar, Tah. & Dist.- Nagpur. The Boundaries are as follows:
- East : Lane,
West : 18 mtr. Road,
North : 9 mtr. Road,
South : Plot No. 48-A.
- 2) The documents of allotment of plot
1. Property Card Showing Plot No. 48, Adm. 465.1 Sq. mtrs. out of 930.20 Sq. mtrs., Kh. No. 156, Adm. 2046.00 Sq. ft. in name of [Shri Murlidhar Narsingh Rao Mudliyar] & [Shri Devrao Narsingh Rao Mudliyar] due to NA order dt. 08.04.1963. (Fefar No. 2418, Dt. 03.03.1998)
- Plot No. 48 in name of [Shri. Nityanand Murlidhar Mudliyar] added being legal heirs of Shri. Murlidhar Narsingh Rao Muliyar who expired on 1.04.1958 & his Wife Smt. Padmavati Murlidhar Mudliyar who expired on 21.09.2005. vide fefar No. 13842.
- Plot No. 48, Adm. 465.1 Sq. mtrs in names of 1) Shri Sanjay Nityanand Mudliyar, 2) Shri Rajendra Nityanand Mudliyar, 3) Shri Krushna Devraj Mudliyar due to Regd. 'Will' Deed No. 2347, dt. 06.05.2008 & Regd. 'Will' Deed No. 30, dt. 14.08.1992 executed by Shri. Nityanand Murlidhar Mudliyar

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who expired on 28.05.2011 & Shri. Devraj Narsingh Rao Mudliyar who expired on 06.11.1994. vide ferfar No. 13843.

- Adm. 232.6 Sq. mtrs. out of Plot No. 48, adm. 465.1 Sq. mtrs. in name of [Shri. Punjaram Ramji Nandekar] due to Regd. Sale Deed No. 1568, dt. 14.11.1949. (name of Shri. Punjaram Ramji Nandekar deleted, vide ferfar No. 2442)
- Adm. 233.6 Sqm. out of Plot No. 48 in names of [Shri. Mahadeo Chandulal Shriwastav] due to Regd. Sale Deed No. 123, dt. 06.07.1950. (name of Shri. Mahadeo Chandulal Shriwastav added, vide ferfar No. 2442)
- Names of [Smt. Savitribai Mahadeo Shriwastav], [Shri. Ramdas Mahadeo Shriwastav], [Shri. Dhyaneswar Mahadeo Shriwastav], [Shri. Krushna Mahadeo], [Shri. Ashok Mahadeo Shriwastav] due to inheritance of Shri. Mahadev expired on 19.04.1964. vide ferfar No. 2483.
- Adm. 233.6 Sq. mtrs. in name of [Smt. Binabai Tulasidas Chelani] due to Regd. Sale Deed No. 779, dt. 16.02.1981. vide ferfar No. 2444.
- Adm. 233.6 Sq. mtrs. in name of [Abdul Rajjak Mohammad Akabar Shah] due to Regd. Sale Deed No. 1204, dt. 27.03.1985. vide ferfar No. 2445.
- Names of 1) Nurjaha Begam, 2) Abdul Rashid, 3) Abdul Rahman, 4) Mohmmad Ranvir, 5) Firdos Bano, 6) Jainaf Bano, Jinan Bano added being legal heirs of Shri. Abdul Rajjak & Akabar Shah who expired on 11.01.2009. vide ferfar No. 5359.
- Adm. 232.5 Sq. mtrs. out of Plot No. 48 in name of [Shri. Ramchandra Jagobaji Palandurkar] due to Regd. Sale Deed No. 1236, dt. 06.07.1950. vide ferfar No. 1420.
- Adm. 232.5 Sq. mtrs. out of Plot No. 48 in names of [Smt. Sanubai Ramchandra Palandurka], 2) [Shri. Natthuji Ramchandra Palandurkar], 3) [Shri. Manohar Ramchandra Palandurkar], 4) [Shri. Prakash Ramchandra Palandurkar], 5) [Smt. Ashabai Gopalrao Patil], 6) [Smt. Gitabai Padmakar Yenukar] due to legal heirs of Shri. Ramchandra who expired on 20.11.1973. vide ferfar No. 1421.
- Plot No. 48 Adm. 232.25 Sq. mtrs. of C. S No. 1181 in name of Shri. Shriram Pilaji Ghughal & Smt. Manjusha Shriram Ghughal due to Regd. Sale Deed No. 108, dt. 22.05.1989 & Regd. Correction Deed No. 872, dt. 13.02.2007 executed by Smt. Sakhubai Ramchandra Palandurkar & other 5. vide ferfar No. 3636. (C. S. No. 1181, adm. 930.20 Sq. mtrs., Mz.- Binaki) (verification ID: 0916100001673002)
- 2. Regd. Sale Deed Dt. 28.08.1929 (Not clear) executed by Shrimant Raja Bahadur Raghoji Janoji Rav Saheb Bhosale in favour of Late Shri. Narsingh Rao Mudliyar (Not clear) for Adm. 3.69 HR. of Kh. No. 46 & Adm. 19.96 HR of Kh. No. 49/2 of Mz.- Chikhali. (Not clear)
- 3. Partition Deed Dt. 26.11.1948 executed between 1) Murlidhar Narsing Rao Mudliyar, Dr. Deoraj Narsing Rao Mudliyar & 2) Shri Bhaskarrao Narsing Rao Mudliyar & Smt. Devkibai Narsing Rao Mudliyar, whereby land Adm. 44000 Sq. ft. & Plot Nos. 1, 28 & Portion of Plot No. 47 out of Land Adm. 25.89 Acr. of Kh. No. 156 of Mz. Binaki came to Shri Bhaskarrao Narsing Rao Mudliyar & Smt. Devkibai Narsing Rao Mudliyar & other properties of other Mouza & Reamaining portion Land Adm. 25.89 Acr. of Kh. No. 156 of Mz. Binaki came to Murlidhar Narsing Rao Mudliyar, Dr. Deoraj Narsing Rao Mudliyar. (Recd. on 25.11.2021)
- 4. Partition Deed Dt. 01.03.1963 executed between Shri Dr. N Deoraj Mudliyar as Party No. 1 & Shri Nityanand Murlidhar Mudliyar & Smt. Padmavatibai Murlidhar Mudliyar as Party No. 2 for properties other than Plot No. 48, Kh. No. 156/384 of Mz. Binaki. (Recd. on 25.11.2021) (not relavant)
- 5. Partition Deed Dt. 18.03.1963 executed between Shri Dr. N Deoraj Mudliyar as Party No. 1, Sau. Savitribai Deoraj Mudliyar as Party No. 2, Shri Mohan Deoraj Mudliyar as Party No. 3, Krushnanand Deoraj Mudliyar (9 yrs.) through gaurdain father Dr. Deoraj Mudliyar as Party No. 4 & Ku. Vinabai Deoraj (17 yrs.) through gaurdain father Dr. Deoraj Mudliyar as Party No. 5 for properties other than Plot No. 48, Kh. No. 156/384 of Mz. Binaki. (Recd. on 25.11.2021) (not relavant)
- 6. Death Certificate of Devkibai Narsing Rao Mudliyar who expired on 27.01.1968. (Recd. on 25.11.2021)
- 7. Death Certificate of Dr. Deoraj Narsing Rao Mudliyar who expired on 06.01.1994. (Recd. on 25.11.2021)
- 8. Death Certificate of Padmavatibai Murlidhar Mudliyar who expired on 21.09.2005. (Recd. on 25.11.2021)
- 9. Death Certificate of Savitribai Deoraj Mudliyar who expired on 06.07.2008. (Recd. on 25.11.2021)
- 10. Death Certificate of Nityanand Murlidhar Mudliyar who expired on 28.05.2011. (Recd. on 25.11.2021)
- 11. 'K' Prat for C. S No. 1181 adm. 930.20 Sq. mtrs., of Mz- Binaki showing subdivision of C. S. No. 1181 as C. S. No. 1181/1, Adm. 465.1 sq. mt., belongs to Shri. Rajendra Nityanand Mudliyar & others


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- (being northern portion of C. S. No. 1181), C. S. No. 1181/2, Adm. 233.06 sq. mt. belongs to Nurjaha Begam & other 6 (being middle portion of C. S. No. 1181) & C. S. No. 1181/3, Adm. 232.25 sq. mt. belongs to Shri. Shriram Pilaji Ghughal & other (being southern portion of C. S. No. 1181).
12. Letter Dt. 20.05.2020 from NMC to Shri. Sanjay Nityanand Mudliyar & 10 other, whereby Plot No. 48, Adm. 463.86-111.388 = 350.212 sq. mt. out Kh. No. 156 of Mz- Binaki, C. S No. 1181 is sub-divided as Plot No. 48A, Adm. 185.800 sq. mt. & 48B, Adm. 185.795 sq. mt. (with plan annexed)
 13. Sub-division plan for Plot No. 48, Adm. 930.10 Sq. mtrs., whereby Plot No. 48 are subdivided into Plot No. 48, Adm. 350.12 Sq. mtrs. belongs to 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Krushna Devraj Mudliyar. Plot No. 48A, Adm. 185.800 sq. mt. belongs to Nurjaha begam & other 6 & 48B, Adm. 185.795 sq. mt. belongs to Shri. Shriram Pilaji Ghughal & other.
 14. Tax Receipt Dt. 01.07.2020 paid for 2020-21 to NMC by 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyaar, 3) Shri. Krushna Devraj Mudliyar for House No. 899 (Index No. 22001561).
 15. Regd. Agreement of Development No. 6013, Dt. 17.09.2021 executed between 1) Shri. Krushna Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Sanjay Nityanand Mudliyar in favour of M/s. Shivanand Realities through Partner 1) Shri. Vikram Suresh Chouhan, 2) Shri. Pankaj Shambhunath Yadav, 3) Shri. Kapil Rajendra Gupta as Developer for Plot No. 48, Adm. 465.1 sq. mt. Mz- Binaki (350.12 Sq. mt. as per sub-division Plan of NMC). (Stamp Duty of Rs. 302600/- paid & Regd. at office No. 1) (Consideration of Rs. 54,51,000/- out of Rs. 60,51,000/- is pending and agreed to be paid within 12 months from date.)
 16. Regd. Gen. POA No. 6014, Dt. 17.09.2021 executed by 1) Shri. Krushna Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Sanjay Nityanand Mudliyar in favour of Shri Shivanand Realities through Partner 1) Shri. Vikram Suresh Chouhan, 2) Shri. Pankaj Shambhunath Yadav, 3) Shri. Kapil Rajendra Gupta for Signing of Agreement to Sell, Sale Deed etc. pertaining to Plot No. 48 out of Mz- Binaki. (Stamp Duty of Rs. 500/- is paid & Regd. at office No. 1)
 17. True copy Dt. 05.10.2021 of Layout plan sanctioned by NMC, showing Plot No. 48 out of Kh. No. 156 of Shantinagar. (Recd. on 24.11.2021)
 18. Building Permit Dt. 11.11.2021 from NMC for Plot No. 48 in name of 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Krushna Devraj Mudliyar.
 19. Building Plan Dt. 11.11.2021 for Gr. + 7 floors on Plot No. 48 sanctioned by NMC.

3) **Property card issued by City Survey mutation entry no. 1181/1**

4) **Search report for 30 years from 1.1.1991 till 24.11.2021**

For the purpose of this report I had deputed Mrs. Trishala Meshram to take physical search and verify Records for 1991 to 2001 available in the Sub-Registrar Offices at Nagpur. During 1991 to 1998 Sub-Registrar Office No. 6 had jurisdiction to register the Docs. related to Mouza – Binaki, similarly during 1999 to 2001 Sub-Registrar Office No. 5 had jurisdiction to register the Docs. related to Mouza – Binaki. During search, it is observed that Index-II registers for some years are not yet complete and available for inspection, similarly some pages of the Index –II are torn and missing, whereas some pages are mutilated. The above entries of Docs. supplies are verified from the Index –II /Day Book made available for inspection in the respective of Sub-Registrar Office, Nagpur.

For the purpose of this report I had deputed Mr. Ankush Moundekar take online search and verify Records available in the Sub-Registrar Offices at Nagpur. On-line search for 01.01.2002 To 24.11.2021 is done in all the offices, entry dt. 11.02.2002 being first. Search from 08.11.2021 could not be done as no data is available. Recently, the Online data spooled from the IGR Website is displaying inconsistent interrupted irregularities /missing/ misleading/uneven/incomplete data due to technical problem of server shifting since January 2019. Hence the reliability of the same is questionable/ data can not be considered to be error-proof. Hence this report is issued on the basis of search of the data spooled from the IGR Website. Since interrupted search is made available on IGR Web Site search for entire period could not be done and the charges or rights created by unregistered documents can not be ascertained and known from the entries of Govt. record and online records are not completely updated. Similarly if litigation is pending in respect of said property in any Court, Forum or Authority it can not be detected from search conducted in SRO. Hence by way of an abundant precaution an



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indemnity from the owner be taken stating that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever and title over said property is not challenged nor there is any dispute pending in respect of said property in any Court, Forum or Authority.

[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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Shri. Sanjay Nityanand Mudliyar, Shri. Rajendra Nityanand Mudliyar & Shri. Krushna Devraj Mudliyar are owners of CTS/C.S. No. C. S No. 1181/1 of Mz.- Binaki.

(2) **Qualifying comments/remarks if any:** On the basis of searches taken of the records of Sub-Registrar office for 30 years by paying requisite charges vide, Receipt No. MH008944301202122E & MH009179495202122E, Dt. 19.11.2021 & 24.11.2021 respectively and the documents produced before me, I am of the opinion that, Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyaar, 3) Shri. Krushna Devraj Mudliyar are having a clear and marketable title over said property and said property is free from encumbrances and is not alienated or transferred in any manner whatsoever.

[3] The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure

1. Receipt No. MH008944301202122E & MH009179495202122E, Dt. 19.11.2021 & 24.11.2021 respectively.



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Annexure
Flow of the Title of the said land

- 1) **Property Card issued by City Survey Department as on the date of application for registration:**
Property Card Showing Plot No. 48, Adm. 465.1 Sq. mtrs. out of 930.20 Sq. mtrs., Kh. No. 156, Adm. 2046.00 Sq. ft. in name of [Shri Murlidhar Narsingh Rao Mudliyar] & [Shri Dev Rao Narsingh Rao Mudliyar] due to NA order dt. 08.04.1963. (Ferfar No. 2418, Dt. 03.03.1998)
- Plot No. 48 in name of [Shri. Nityanand Murlidhar Mudliyar] added being legal heirs of Shri. Murlidhar Narsingh Rao Mudliyar who expired on 1.04.1958 & his Wife Smt. Padmavati Murlidhar Mudliyar who expired on 21.09.2005. **vide ferfar No. 13842.**
 - Plot No. 48, Adm. 465.1 Sq. mtrs in names of 1) Shri Sanjay Nityanand Mudliyar, 2) Shri Rajendra Nityanand Mudliyar, 3) Shri Krushna Devraj Mudliyar due to Regd. 'Will' Deed No. 2347, dt. 06.05.2008 & Regd. 'Will' Deed No. 30, dt. 14.08.1992 executed by Shri. Nityanand Murlidhar Mudliyar who expired on 28.05.2011 & Shri. Devraj Narsingh Rao Mudliyar who expired on 06.11.1994. **vide ferfar No. 13843.**
 - Adm. 232.6 Sq. mtrs. out of Plot No. 48, adm. 465.1 Sq. mtrs. in name of [Shri. Punjaram Ramji Nandekar] due to Regd. Sale Deed No. 1568, dt. 14.11.1949. (name of Shri. Punjaram Ramji Nandekar deleted, **vide ferfar No. 2442**)
 - Adm. 233.6 Sqm. out of Plot No. 48 in names of [Shri. Mahadeo Chandulal Shriwastav] due to Regd. Sale Deed No. 123, dt. 06.07.1950. (name of Shri. Mahadeo Chandulal Shriwastav added, **vide ferfar No. 2442**)
 - Names of [Smt. Savitribai Mahadeo Shriwastav], [Shri. Ramdas Mahadeo Shriwastav], [Shri. Dhyaneswar Mahadeo Shriwastav], [Shri. Krushna Mahadeo], [Shri. Ashok Mahadeo Shriwastav] due to inheritance of Shri. Mahadev expired on 19.04.1964. **vide ferfar No. 2483.**
 - Adm. 233.6 Sq. mtrs. in name of [Smt. Binabai Tulasidas Chelani] due to Regd. Sale Deed No. 779, dt. 16.02.1981. **vide ferfar No. 2444.**
 - Adm. 233.6 Sq. mtrs. in name of [Abdul Rajjak Mohammad Akabar Shah] due to Regd. Sale Deed No. 1204, dt. 27.03.1985. **vide ferfar No. 2445.**
 - Names of 1) Nurjaha Begam, 2) Abdul Rashid, 3) Abdul Rahman, 4) Mohmmad Ranvir, 5) Firdos Bano, 6) Jainaf Bano, Jinan Bano added being legal heirs of Shri. Abdul Rajjak & Akabar Shah who expired on 11.01.2009. **vide ferfar No. 5359.**
 - Adm. 232.5 Sq. mtrs. out of Plot No. 48 in name of [Shri. Ramchandra Jagobaji Palandurkar] due to Regd. Sale Deed No. 1236, dt. 06.07.1950. **vide ferfar No. 1420.**
 - Adm. 232.5 Sq. mtrs. out of Plot No. 48 in names of [Smt. Sanubai Ramchandra Palandurkar], 2) [Shri. Natthuji Ramchandra Palandurkar], 3) [Shri. Manohar Ramchandra Palandurkar], 4) [Shri. Prakash Ramchandra Palandurkar], 5) [Smt. Ashabai Gopalrao Patil], 6) [Smt. Gitabai Padmakar Yenurkar] due to legal heirs of Shri. Ramchandra who expired on 20.11.1973. **vide ferfar No. 1421.**
 - Plot No. 48 Adm. 232.25 Sq. mtrs. of C. S No. 1181 in name of Shri. Shriram Pilaji Ghughal & Smt. Manjusha Shriram Ghughal due to Regd. Sale Deed No. 108, dt. 22.05.1989 & Regd. Correction Deed No. 872, dt. 13.02.2007 executed by Smt. Sakhubai Ramchandra Palandurkar & other 5. **vide ferfar No. 3636.** (C. S. No. 1181, adm. 930.20 Sq. mtrs., Mz.- Binaki)
- 2) **Mutation Entry: same as above**
- 3) **Search report for 30 years from 1992 taken from Sub – registrar office at Nagpur**
- a) From the documents submitted for perusal it appears that originally Northern portion of Plot No. 48 out of Kh. No. 156 of Mouza- Binakhi belonged to Shri. Murlidhar Narsingh Rao Mudliyar & Shri. Dev Rao Narsingh Rao Mudliyar since 08.04.1963.
 - b) During lifetime Shri. Devraj Narsingh Rao Mudliyar had executed a 'Will' which is duly registered Sr. No. 30, dt. 14.08.1992, whereby he bequeathed his share in Northern portion of Plot No. 48, Adm. 465.1 Sq. mtr. Out of Adm. 930.2 Sqm. to Shri. Krushna Devraj Mudliyar. Shri. Devraj Narsingh Rao Mudliyar expired on 06.11.1994. After death of Shri. Devraj Narsingh Rao Mudliyar said property



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devolved upon Shri. Krushna Devraj Mudliyar by virtue of said 'Will'. (As per 'K' part northern portion i.e. C. S. No. 1181/1, Adm. 465.1 sq. mt., belongs to Shri. Rajendra Nityanand Mudliyar & others)

- c) Shri. Murlidhar Narsingh Rao Muliyar, who expired on 21.09.2005. After death of Shri. Murlidhar Narsingh Rao Mudliyar his share in the property devolved upon Shri. Nityanand Murlidhar being legal heirs of Shri. Murlidhar Narsingh Rao Muliyar.
- d) During lifetime Shri. Nityanand Murlidhar had executed a 'Will' which is duly registered Sr. No. 2347, dt. 06.05.2008, whereby he bequeathed said his share in Northern portion of Plot No. 48, Adm. 465.1 Sq. mtr. Out of Adm. 930.2 Sqm. to 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar. Shri. Nityanand Murlidhar Mudliyar expired on 28.05.2011. After death of Shri. Nityanand Murlidhar Mudliyar said property devolved upon 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar by virtue of said 'Will'. By virtue of said Deed 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Krushna Devraj Mudliyar became joint owner of the said property. Said property is to be mutated in name of 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Krushna Devraj Mudliyar in NMC, City Survey & NIT Records.
- e) Said Plot No. 48 is Sub-divided by NMC, as Plot No. 48, Adm. 350.12 Sq. mtrs. belonging to 1) Shri. Sanjay Nityanand Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Krushna Devraj Mudliyar, Plot No. 48A, Adm. 185.800 sq. mt. belonging to Nurjaha begam & 6 others, whereas 48B, Adm. 185.795 sq. mt. belonging to Shri. Shriram Pilaji Ghughal & other by Letter Dt. 20.05.2020.
- f) 1) Shri. Krushna Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Sanjay Nityanand Mudliyar entrusted the work of development of Plot No. 48, Adm. 465.1 sq. mt. to M/s. Shivanand Realities through Partner 1) Shri. Vikram Suresh Chouhan, 2) Shri. Pankaj Shambhunath Yadav, 3) Shri. Kapil Rajendra Gupta by an Agreement of Development No. 6013, Dt. 17.09.2021.
- g) 1) Shri. Krushna Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Sanjay Nityanand Mudliyar appointed M/s. Shivanand Realities through Partner 1) Shri. Vikram Suresh Chouhan, 2) Shri. Pankaj Shambhunath Yadav, 3) Shri. Kapil Rajendra Gupta as his lawful attorney for Signing of Agreement to Sell, Sale Deed etc. pertaining to Plot No. 48 out of Mz- Binaki of by executing a Gen. Power of Attorney which is duly registered Sr. No. 6014, Dt. 17.09.2021.
- h) 1) Shri. Krushna Mudliyar, 2) Shri. Rajendra Nityanand Mudliyar, 3) Shri. Sanjay Nityanand Mudliyar desires to construct house over said plot as per building plan sanctioned by NMC vide permit Dt. 11.11.2021.
- 4) Any other relevant title: nil
- 5) Litigations is any: During Online search of records of Sub – registrar office at Nagpur, Lis-Pendency pertaining to the said property is not found.


b- Ms. V. M. Kolhatkar
Advocate.
Date: 26.11.2021

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