

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

THAT ALL THAT Piece and Parcel of land bearing Kh. No. 58/1K of Mouza - SOMALWADA, P.S.K. 44, having an area of 10.88 Acres held in Bhogwatdar Class-I Rights, situate at Somalwada, Nagpur in Tahsil and District - NAGPUR, Originally belonged to Shri. Bhaskarrao S/o Govindrao Borkute, Resident of Nagpur.

THAT the aforesaid Shri. Bhaskarrao S/o Govindrao Borkute left for heavenly abode on 27-8-1978 leaving behind him, his Widow Smt. Bhagirathibai, 2 sons namely (i) Shri. Dinkar and (ii) Shri. Pravin and four Daughters namely (i) Mrs. Kavita W/o Nagesh Ambhore (ii) Mrs. Chandrakala W/o Pundlikrao Thakre (iii) Mrs. Shashikala W/o Purushottam Rajurkar and (iv) Mrs. Pramila W/o Madhukarrao Bhoier as his only legal heirs, who inherited the said entire property by way of intestate succession.

THAT the aforesaid legal heirs of Late Shri. Bhaskarrao S/o Late Shri. Govindrao Borkute lateron effected a PARTITION of the aforesaid property vide Family Agreement Settlement Dated 1-6-1987.

THAT the aforesaid entire land comprising Kh. No. 58/1K of Mouza - SOMALWADA is converted for Non-Agricultural Use vide Order Dated 29-7-1986 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No. 29/NAP-34/1985-86.

THAT the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Late Shri. Bhaskarrao S/o Govindrao Borkute had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority U.L.C. Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 998/76 Dated 21-12-1998 declared 9000 Sq. Mtrs. of land out of the aforesaid Kh. No. 58/1K as a retainable land and the remaining 24136 Sq. Mtrs. as a surplus vacant land within the meaning of the said Act. Out of the said retainable land the said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute held and owned 6272 Sq. Mtrs. (OR 1.55 Acres) of land. The said land bears New Kh. No. 58/6(58/1K Part) of Mouza - SOMALWADA which includes 1500 Sq. Mtrs. Retainable land of Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute.

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A.A. LULAY
Advocate
Reg. No. MAH/4294/2016

THAT the said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute lateron applied for exemption to the aforesaid surplus vacant land under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance Department.

THAT considering his application, the Additional Collector and Competent Authority U.L.C., Nagpur vide his Order Dated 26-5-1999 passed in Case No. ATP/ULC/TD(142) 8-7-1999 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein.

THAT the time for completion of the proposed Scheme under Talegaon Dabhade Pattern is extended by the Additional Collector and Competent Authority ULC Nagpur vide his Order Dated 31-12-2009 passed in Case No. K.L./ULC/KV/927/09.

THAT the aforesaid retainable land admeasuring $\frac{1}{2}$ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + $\frac{1}{2}$ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. is Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/146 Dated 29-1-2011.

THAT the layout of the said land including the retainable land belonging to Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute is duly sanctioned by the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur in terms of the Agreement executed between the Nagpur Improvement Trust and Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute on 1-4-2006.

THAT a Piece of land out of Kh. No. 58/6(58/1K Part) of Mouza – SOMALWADA belonging to Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute is reserved for 36 Mtrs. wide Ring Road. As per the terms and conditions incorporated in Agreement Dated 1-4-2006, Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute was entitled for TDR of the said acquired land. The said reserved land is in the actual physical possession of the Land Acquisition Officer vide his Order Dated 20-2-1991 passed in Case No. 9/LND-47/86-87/A-65/19 of Mouza – SOMALWADA. The said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute had not accepted the compensation for the said acquired land from the Government of Maharashtra. A litigation regarding the aforesaid matter is presently pending before the Hon'ble High Court bearing No. 3933/2010. The TDR for the said acquired land is not the subject matter of this Agreement and the same shall be owned and possessed by the present Owners.

THAT in the mean time the said Shri. Dinkar S/o Bhaskarrao Borkute breathed his last on 14-12-2014 and consequent upon his death/demise the said property

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comprising Plot No. 1 devolved upon his Widow Smt. Geeta, only son Shri. Rishi and 3 daughters namely Mrs. Tejaswini W/o Ajayrao Bodhare, Miss. Trupti D/o Late Shri. Dinkarrao Borkute and Miss. Bhakti D/o Late Shri. Dinkarrao Borkute, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Mrs. Tejaswini W/o Ajayrao Bodhare lateron relinquished all her rights, title and interest in respect of the aforesaid property in favour of Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute, by a Deed of Release Dated 24-4-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2699 on even date. As a result therefore the said Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute and others have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT the Owners namely Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute lateron jointly decided to develop the aforesaid property 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 16-9-2021 they have jointly entrusted the entire work of Development of the said property to M/s. Shri. Randal Infra, A Proprietary Concern having its Office at 114/115, Ganesh Heights, Ring Road, Khamla, Nagpur upon the several terms and conditions contained therein. The said Agreement of Development and Sale Dated 16-9-2021 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7257 on even date on payment of requisite Stamp Duty of Rs. 38,93,450/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. The said Agreement of Development and Sale Dated 16-9-2021 is Adjudicated under Section 32(1)(b) of The Maharashtra Stamp Act, 1958 by the Collector of Stamps, Nagpur City vide his Order Dated 15-9-2021 passed in Adjudication Case No. 72/2021 submitted on 4-8-2021. In pursuance of the said Agreement the said Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute have also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Shri. Randal Infra on 16-9-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 4 at Sr. No. 7258 on even date.

THAT by the same Agreement they 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 buyer as may be nominated by M/s. Shri. Randal Infra.


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THAT in pursuance of the said Agreement the M/s. Shri. Randal Infra has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Piece of land and to be known and styled as "SHRI RANDAL HEIGHTS-I" and the same is duly sanctioned by the Building Engineer (W) of the Nagpur Improvement Trust vide his Building Permit No. B.E.(WEST)/Case No. GUN-P-088/Tracking No. 202110208/320 Dated 10-2-2022. The said M/s. Shri. Randal Infra has decided to load the T.D.R./P Line area of 1094.398 Sq. Mtrs. on the proposed Multistoreyed building.

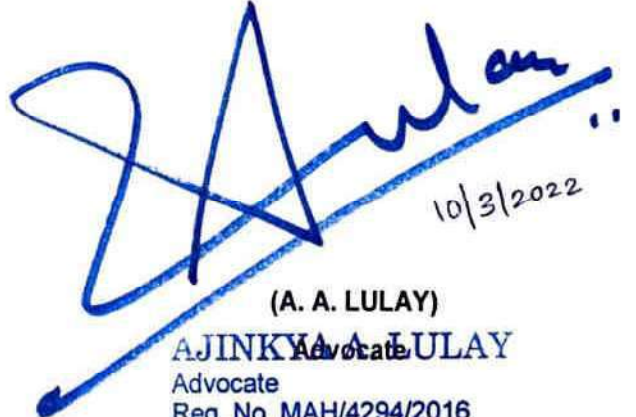
THAT the aforesaid Owners have jointly submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 2310 on 8-3-2022.

B. Property Card Dated 7-3-2022 issued by City Survey Officer, Nagpur-3. Mutation Entry No. 35382 Dated 23-2-2016.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-1 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2009 to 2022 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH014393677202122E Dated 10-3-2022.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR
DATED : 10-3-2022.


10/3/2022
(A. A. LULAY)
AJINKYA A LULAY
Advocate
Reg. No. MAH/4294/2016
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025. (M) 9730414589
Tel. No.(Off) 2293781 (R) 2293281