INDIGENE LAW & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Adv. RAJENDRA U. DHARPURE
(LL.B)
(Mob No. 9049669675 & 7588802751)

Adv. SUYOG H. MADAVI
(LL.B)
(Mob No. 9834585574 & 8275744324)

Regd. Office At Plot No. 70, Bank Colony, Bhagwan Nagar, Nagpur- 440027;
Email id - indigenelawassociates@yahoo.com

FLOW OF THE TITLE OF THE SAID LAND:

1) 7/12 extract /P.R. Card as on date of application of registration.
2) Mutation Entry No.

Owners of The Land		
Sr. No.	**Name**	**Mutation Entry No.**
1	Shri. Vasantrao Ramrao Chavan	11473
2	Shri. Kishor Vasantrao Kakde	10350
3	Shri. Dilip Vasantrao Kakde	10350
4	Smt. Shilpa Wd/o. Sharadrao Kakde	10350
5	Shri. Surendar Ambadas Dhomne	7962
6	Mrs. Sarangi W/o. Surendar Dhomne	7962
7	Shri. Satish Madhukarrao Kulkarni	5243
8	Shri. Sunil Madhukarrao Kulkarni	3369
9	Mrs. Shaila W/o. Sunil Kulkarni	3369
10	Shri. Gajanan Champatrao Malvi	3485
11	Shri. Vijay Govindrao Joshi	2084
12	Shri. Satish Madhukarrao Kulkarni	4667
13	Shri. Gajanan Raghunath Puranik	5936
14	Shri. Mohan Baburaoji Mowade	16793
15	Mrs. Sarita W/o. Mohan Mowade	16793

3) Search report of 30 years from 1992 to 2022 taken from Sub-Registrar Office Nagpur.
4) Any other relevant title ----------No.
5) Litigation if Any ----------No.

a) That, originally all that piece and parcel of land bearing **Plot No. 14** in Block 'T' out of the sanctioned layout of The Scientific Co-Operative Housing Society Ltd., Nagpur being a portion of the entire land bearing Khasra No. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of **Mouza - Ajni**, P.S.K. 9, bearing City Survey No. 147 and Sheet No. 83/14, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation, Nagpur in Tahsil and District- Nagpur belonged to Shri. Camrushi Bramh Raya S/o. C. Amar Lingam having purchased the same by him from the Scientific Co-operative Housing Society Ltd., Nagpur by a duly registered Sale Deed dt. 01-02-1960.

b) That the aforesaid entire land comprising Khasra No. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of Mouza - Ajni, is converted for Non-Agriculture (Residential) Use by the Sub-Divisional Officer, Nagpur, vide its Order dated 16/10/1976 passed in revenue Case No. 104/A-2/66-67.

c) That the layout of the aforesaid Society in duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an agreement dated 22/02/1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

d) That the said Shri. Camrushi Bramh Raya S/o. C. Amar Lingam lateron transferred the said **Plot No. 14**, in Block 'T' by way of Sale to Shri. Vasant S/o. Gulabrao Kakde and Shri. Vasant S/o. Ramrao Chavan jointly by a Sale Deed, which is duly registered in the office of the Sub-Registrar, Nagpur at Sr. No. 3381 dated 03/07/1974.

e) That the said Shri. Vasant S/o. Gulabrao Kakde and Shri. Vasant S/o. Ramrao Chavan lateron jointly decided to develop the aforesaid **Plot No. 14** Block 'T' into a RESIDENTIAL ESTATE by

ADV. SUYOG H. MADAVI Mob.No. 9834585574

constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein; AND

f) That according they prepared a plan of a Multistoried Building, proposed to be constructed on the said Plot of Land and to be known and styled as "MANJIRI APARTMENT" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/957/13317 dated 18/02/1991.

g) That the said Shri. Vasant S/o. Gulabrao Kakde and Shri. Vasant S/o. Ramrao Chavan lateron jointly transferred various undivided proportionate shares and interest in the said **Plot No. T-14** containing by admeasurements 718.39 Sq. Mtrs., Togetherwith various Apartments out of Manjiri Apartments by way of sale to various interested buyers by various duly Registered Sale Deeds. As a result therefore the (1) Shri. Vasantrao Ramrao Chavan, (2-a) Shri. Kishor Vasantrao Kakde, (2-b) Shri. Dilip Vasantrao Kakde, (2-c) Smt. Shilpa Wd/o. Sharadrao Kakde, (3-a) Shri. Surendar Ambadas Dhomne, (3-b) Mrs. Sarangi W/o. Surendar Dhomne, (4) Shri. Satish Madhukarrao Kulkarni, (5-a) Shri. Sunil Madhukarrao Kulkarni, (5-b) Mrs. Shaila W/o. Sunil Kulkarni, (6) Shri. Gajanan Champatrao Malvi, (7) Shri. Vijay Govindrao Joshi, (8) Shri. Satish Madhukarrao Kulkarni, (9) Shri. Gajanan Raghunath Puranik, (10-a) Shri. Mohan Baburaoji Mowade, (10-b) Mrs. Sarita W/o. Mohan Mowade hereinabove named 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 respective names in all relevant record; AND

h) That the said Shri. Vasant S/o. Gulabrao Kakde breathed his last on 29/06/2009 (his son Shri. **Sharad** also left for heavenly abode on 31/12/2006) and consequent upon his death/demise his undivided 50% share and interest in the said Plot No. T-14, devolved upon his widow Smt. Malini, sons namely Shri. Dilip and Shri. Kishor, daughter Mrs. Sandhya W/o. Sadashivrao Pawar, Daughter-in-law Smt. Shilpa Wd/o. Sharad Kakde, grandsons Shri. Anand and Shri. Harshwardhan and granddaughters Mrs. Nandini W/o. Sanjayrao Nimbalkar and Mrs. Pallavi W/o. Vaibhavrao Ingle, by way of intestate succession.

i) That the aforesaid Owners have entered into Registered Agreement of Re-Development **with** ATHARVA INFRA PROJECTS through its Partner Shir. Ravindra Gode with respect to said **Plot No. T-14,** same was registered in the office of Sub-registrar Nagpur No. 1, at Sr. No. 2095/2019 dated 10/04/2019.

j) That, the aforesaid Owners having jointly nominated, appointed and constituted Shri. Ravindra S/o Trimbakrao Gode, one of the authorized partners of Atharva Infra Projects as their true and lawful power of attorney holder, by way of General Power of Attorney, same was registered in the office of Sub-registrar Nagpur No. 1, at Sr. No. 2098/2019 dated 10/04/2019.

k) That, Shri. Surendra Ambadas Dhomne, (one of the owner) has nominated, appointed and constituted Shri. Ravindra Trimbakrao Gode, one of the authorized partners of Atharva Infra Projects as his true and lawful power of attorney holder, by way of General Power of Attorney, same was registered in the office of Sub-registrar Nagpur No. 1, at Sr. No. 3614/2019 dated 28/06/2019.

l) That, an additional land containing by admeasurements 375 sq. ft. (34.837 sq. mts.) lying on the southern side to the said Plot No. T-14 in Block No. 'T' bearing Municipal Corporation House no. 378 and 378/1, Sheet No. 83/14 City Survey No. 147, situated in the layout of Scientific Co-operative Housing Society at Laxminagar, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District - Nagpur was lying vacant with the Scientific Co-operative Housing Society Ltd., Nagpur. The Nagpur Improvement Trust vide its Letter No. 650 dated 16/5/1970 has permitted aforesaid society to transfer the said additional land. Accordingly The Scientific Co-Operative Housing Society Ltd., Nagpur acting though its President Shri. Vishwanath Gangaram Nimje had sold the said **additional land containing by admeasurements 375 sq. ft. (34.837 sq. mts.) lying on the southern side to the said Plot No. T-14 in Block No. 'T'** to (1) Shri. Vasantrao Ramrao Chavan, (2-a) Shri. Kishor Vasantrao Kakde, (2-b) Shri. Dilip Vasantrao Kakde, (2-c) Smt. Shilpa Wd/o. Sharadrao Kakde, (3-a) Shri. Surendra Ambadas Dhomne, (3-b) Mrs. Sarangi W/o. Surendra Dhomne, (4) Shri. Satish Madhukarrao Kulkarni, (5-a) Shri. Sunil Madhukarrao Kulkarni, (5-b) Mrs. Shaila W/o. Sunil Kulkarni, (6) Shri. Gajanan Champatrao Malvi, (7) Shri. Vijay Govindrao Joshi, (8) Shri. Satish Madhukarrao Kulkarni, (9) Shri. Gajanan Raghunath Puranik, (10-a) Shri. Mohan Baburaoji Mowade, (10-b) Mrs. Sarita W/o. Mohan Mowade all acting through their duly constituted attorney M/s. Atharva Infra Projects through its authorized partner Shri. Ravindra Trimbakrao Gode, by way of executing

ADV. SUYOG H. MADAVI Mob.No. 9834585574

registered Sale Deed, same was registered in the office of Sub-registrar Nagpur No. 4, at Sr. No. 1790/2021 dated 24/02/2021.

m) That, by way of order/letter vide letter No. NMC/TPD/Amalgamation/21 dated 06/05/2021, Nagpur Municipal Corporation, Nagpur (Town Planning Department) amalgamated original piece of land along with southern side piece of land and accordingly as now Plot No. T-14 is admeasuring **714.137 sq. mtrs.**,

n) That, the Owners have purchased TDR from Nagpur Slum Rehabilitation Authority, Nagpur with Respect 552 sq. mts. FSI out of TDR Certificate No. 05, dated 20/10/2020 arising out of land situated at Mouza – Nari, bearing Khasra No. 109-110/2, Sheet No. 968/16, City Survey No. 62, admeasuring 2.54 Hector, Rental Rs. 7.88/-, held in Occupancy Class – 1 right, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur vide TDR Transfer Deed dated 17/03/2021 executed and registered in the office of Joint Sub-registrar, Nagpur No. 4 at Sr. No. 2502/2021. Accordingly, Slum Development Right Certificate was issued for area admeasuring 552 sq. mtrs., for construction over Plot No. T-14 from the office of Slum Rehabilitation Authority, Nagpur on 19/05/2021 as per Government Notification No. TPS-1813/3067/CR-122/MCORP/12/UD-13 dated 28/01/2016 and Addendum on 02/05/2016.

o) That, the Owners have purchased TDR from Nagpur Municipal Corporation, Nagpur with respect 1284 Sq. Mtrs., of FSI out of 13332.00 Sq. Mtrs. from TDR Certificate No. 90 dated 10/12/2020 arising out of land situated at Mouza-Nari, bearingKhasra No. 109-110/2, Sheet No. 968/16, City Survey No. 62, admeasuring 2.66 Hector, Rental Rs. 8.28/-, and Khasra No. 109-110/3, Sheet No. 968/16, City Survey No. 62, admeasuring 2.54 Hector, Rental Rs. 7.88/-, held in Occupancy Class-I Rights, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur vide TDR Transfer Deed dated 23/03/2021 executed and registered in the office of Joint Sub-registrar, Nagpur No. 4 at Sr. No. 2651/2021. Accordingly, Development Right Certificate was issued for area admeasuring 1284 sq. mtrs., for construction over Plot No. T-14 from the office of Nagpur Municipal Corporation, Nagpur on 03/06/2021 as per Government Notification No. TPS-1813/3067/CR-122/MCORP/12/UD-13 dated 28/01/2016 and Addendum on 02/05/2016.

p) That the Owners have decide to develop the above mentioned plot by constructing a multistoried building thereon known and styled as **"DARSHANI MANJIRI APARTMENT"** according to the plan which is approved and duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 610/BP/AJNI/TP/NMC/36 dated 28/12/2021.

q) That in pursuance of the aforesaid sanctioned building plan, the aforesaid owners & developer started the construction of the building to be known and styled as **"DARSHANI MANJIRI APARTMENT"** and submitted the entire scheme to the provision of Maharashtra Apartment Ownership Act, 1970, by way of executing registered Deed of Declaration, same was registered in the office of Sub-registrar Nagpur No. 8, at Sr. No. 7238/2021 dated 03/01/2022.

Hence, this report of Search & Verification of Title.

ADV. SUYOG H. MADAVI
Mob.No. 9834585574

Place:- Nagpur
Date : 11/02/2022

(Suyog H. Madavi)
Advocate