NISHANT V. POTDAR
ADVOCATE

OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary School, Dhantoli, Nagpur-440010.
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Dated : 12.03.2022

LEGAL TITLE REPORT
Format - A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

Subject : Title clearance Certificate with respect to All that piece and parcel of land bearing Plot Nos.20-21-22-23-24-25 total admeasuring 742.438 Sq.Mtrs as per Amalgamation Letter of the NIT dated 21.12.2021 issued by the Competent Authority of NIT being a part and portion of the entire land bearing Khasra No.35 of Mouza-MANEWADA, P.H. No.39, Ward No. 14, City Survey No. 275, Sheet No.18& 10 situated within the limits of Nagpur Municipal Corporation, Nagpur and the Nagpur Improvement Trust, Nagpur in Tahsil and Dist. Nagpur

I have investigated the title of the said plot on the request of EVEREST BUILDERS, A Partnership Firm having its office at Plot No. 12, Shriram Nagar, Chikhali Layout, Ring Road, Nagpur-440024 acting through its Authorized Partners (1) SHRI RAHUL LAHUJI DESHMUKH, aged about 40 years, Occupation : Business, [PAN : AKSPD 0095N, AADHAR NO.8967-8864-0751, Mobile No.9373010558], R/o 12, Shriram Nagar, Ring Road, Nagpur-440024 and (2) SHRI YUSUFBHAI KANCHWALA, aged about 40 years, Occupation-Business, [PAN : AKFPK 9393K, AADHAR NO.5240-8332-9836, Mobile No.9922802852), R/o Itwari, Nagpur-440002 and following documents i.e. :-

1. Description of the property :-

SCHEDULE OF PROPERTY

(Description of the property over which the Builder/Developer is going to float apartment Scheme named as AAKAR RESIDENCY)

All that piece and parcel of land bearing Plot Nos.20-21-22-23-24-25 total admeasuring 742.438 Sq.Mtrs as per Amalgamation Letter of the NIT dated 21.12.2021 issued by the Competent Authority of NIT being a part and portion of the entire land bearing Khasra No.35 of Mouza-MANEWADA, P.H. No.39, Ward No. 14, City Survey No. 275, Sheet No.18& 10 situated within the limits of Nagpur Municipal Corporation, Nagpur and the Nagpur Improvement Trust, Nagpur in Tahsil and Dist. Nagpur and the same is bounded as under:-

Boundaries as per Amalgamation Plan :-

On East	:	9 Mtr. wide Road
On West	:	Plot No.33A and 33B
On North	:	9 Mtr. wide Road
On South	:	9 Mtr. wide Road

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2. The documents of allotment of plot :-

In respect of Plot No.20

1. Sale Deed dated 19.09.1973
2. General Power of Attorney dated 08.11.2019
3. Deed of Relinquishment dt.13.12.2021

In respect of Plot No.21

4. Sale Deed dated 18.08.1973
5. Deed of Relinquishment dt.13.12.2021

In respect of Plot No.22 & 23

6. Sale Deed dated 18.08.1986

In respect of Plot No.24

7. Sale Deed dated 19.09.1973

In respect of Plot No.25

8. Sale Deed dated 19.09.1973.

3. 7/12 extract or property card issued by City Survey Department Dated 12.03.2022 (from On Line Portal) mutation entry no.6507 & 5966 dated 27.02.2009 and 20.08.2009
4. Search report for 30 years from 1992 to 2022

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of 1. Smt. Usha Ambadas Patil, 2. Shri. Mahesh Devidas Papadkar, 3. Shri. Umesh Devidas Papadkar, 4. Smt. Megha Rajesh Kavidkar, 5. Shri. Prakash Wamanrao Papadkar, 6. Shri. Dyaneshwar Wamanrao Papadkar and 7. Shri. Yogeshwar Wamanrao Papadkar is clear, marketable and without any encumbrances and ***M/S EVEREST BUILDERS*** acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala is having right to develop said property by virtue of registered Development Agreement and Power of Attorney.

5. Owners of the land

- Land bearing Plot Nos.20-21-22-23-24-25 total admeasuring 742.438 Sq.Mtrs as per Amalgamation Letter of the NIT dated 21.12.2021 issued by the Competent Authority of NIT being a part and portion of the entire land bearing Khasra No.35 of Mouza-MANEWADA owned by 1. Smt. Usha Ambadas Patil, 2. Shri. Mahesh Devidas Papadkar, 3. Shri. Umesh Devidas Papadkar, 4. Smt. Megha Rajesh Kavidkar, 5. Shri. Prakash Wamanrao Papadkar, 6. Shri. Dyaneshwar Wamanrao Papadkar and 7. Shri. Yogeshwar Wamanrao Papadkar.

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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
Date : 12.03.2022

NISHANT V. POTDAR * ADVOCATE *

Advocate

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FLOW OF THE TITLE OF THE SAID LAND

Plot No.20
Original Ownership
Sale Deed in the name of Shri. Devidas Wamanrao Papadkar [In respect of Plot No.20]

1. It seen from the record as well as on the basis of documents supplied to me, originally land bearing Plot No.20, Adm. 138.70450 Sq. Mtrs. of Mouza Manewada had purchased by Shri. Devidas Wamanrao Papadkar acting through natural guardian father Shri. Wamanrao Udebhanji Papadkar from Shri. Vinayak Wasudeorao Gorle by virtue of **Sale Deed dated 19.09.1973**, which is duly registered with the Sub-Registrar Office, Nagpur-1, in Book. No.1 at Sr. No. 3690. It is submitted that, name of Shri. Devidas Wamanrao Papadkar has been duly mutated in the record of rights i. e. Akhiv Patrika. *I have verified Original Deed on 12.03.2022.*

Death of Shri. Devidas Wamanrao Papadkar

2. It is submitted that, thereafter, Shri. Devidas Wamanrao Papadkar has left for heavenly abode on 11.07.1995 and after his death said property has devolved upon his legal heirs namely Smt. Hemlata Devidas Papadkar, Shri. Umesh Devidas Papadkar, Shri. Mahesh Devidas Papadkar and Smt. Megha Rajesh Kavidkar and mutation to that effect has been done in the record of rights i. e Akhiv Patrika.

Death of Smt. Hemlata Devidas Papadkar

3. It is submitted that, thereafter, Smt. Hemlata Devidas Papadkar also died on 13.09.1995 and after her death her name has been deleted from the record of rights i. e. Akhiv Patrika.

Regularization Letter of NIT

4. It is further revealed that Plot No. 20 comes under the 1900 layouts. However the NIT has regularized the same under the Maharashtra Gunthewari Development (Regularization, Up-gradation and Control) Act, 2001 and accordingly on receipt of the Regularization and development charges, regularized the said Plot of land **vide its Permit No. 1468 Case No. 2015051313 dated 21.10.2017** and thereby the NIT has regularized plot area admeasuring 125.6520 Sq. Mtrs. *I have verified Original RL.*

Power of Attorney in the name of Shri. Deorao Raut and Shri. Ashwin Raut

5. Later on Smt. Megha Rajesh Kavitkar (Before Marriage Name Miss Megha Devidas Papadkar) has executed **General Power of Attorney dated 08.11.2019** in favour of Shri Mahesh Devidas Papadkar in respect of Undivided Share in said Property for Sale and Mortgage, etc., which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 5446. **I have verified Original Power of Attorney on 06.03.2021**

Relinquishment Deed in name of Shri. Umesh Devidas Papadkar & Shri. Mahesh Devidas Papadkar [In respect of Plot No.20]

6. It is submitted that Smt. Megha Rajesh Kavitkar (Before Marriage Name Miss Megha Devidas Papadkar) Acting through Power of Attorney Shri Mahesh Devidas Papadkar has relinquished their 1/3rd undivided share and right from the said Plot No. 20 in favour of Shri. Umesh Devidas Papadkar & Shri. Mahesh Devidas Papadkar by executing **Deed of Relinquishment dt.13.12.2021**, which is duly registered with the Sub-Registrar Office, Nagpur-3 in Book No. 1 at Sr. No.6805. *I have verified Original Deed*

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on 11.03.2022

Agreement of Development in the name of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala
(In Respect of Plot No. 20)

7. Thereafter, Shri. Umesh Devidas Papadkar & Shri. Mahesh Devidas Papadkar have entrusted development work of the said Plot No. 20 by executing **Agreement of Development and Sale dated 13.12.2021** in favour of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala and the same is duly registered with the Sub Registrar Office, Nagpur- 3 in Book No. 1 at Sr. No. 6809 on even date. *I have verified Original Deed on 11.03.2022*

Power of Attorney in the name of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 20)

8. In support of Development Agreement, the Land Owner/s - Shri. Umesh Devidas Papadkar & Shri. Mahesh Devidas Papadkar have executed **General Power of Attorney dated 13.12.2021** in favour of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala, which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 6810. *I have verified Original Deed on 11.03.2022*

Plot No.21
Original Ownership/Sale Deed in the name of Shri. Wamanrao Udebhanji Papadkar [In respect of Plot No.21]

9. It seen from the record as well as on the basis of documents supplied to me, originally land bearing Plot No.21, Adm. 138.5418 Sq. Mtrs. of Mouza Manewada had purchased by Shri. Wamanrao Udebhanji Papadkar from Shri. Vinayak Wasudeorao Gorle by virtue of **Sale Deed dated 18.08.1973**, which is duly registered with the Sub-Registrar Office, Nagpur-1, in Book. No.1 at Sr. No. 3368. It is submitted that, name of Shri. Wamanrao Udebhanji Papadkar has been duly mutated in the record of rights i.e. Akhiv Patrika. *I have verified Original Deed on 12.03.2022*

Death of Shri. Wamanrao Udebhanji Papadkar

10. It is submitted that, thereafter, Shri. Wamanrao Udebhanji Papadkar has left for heavenly abode on 07.10.1997 and his wife Smt. Prabhavati Wamanrao Papadkar died on 21.12.2006 and his son Shri. Devidas Wamanrao Papdakar also died on 11.07.1995 after their death said property has devolved upon their legal heirs namely 1. Shri. Dyaneshwar Wamanrao Papadkar, 2. Shri. Yogesh Wamanrao Papadkar, 3. Shri. Prakash Wamanrao Papadkar, 4. Smt. Usha Ambadas Patil, 5. Smt. Hemlata Devidas Papadkar, 6. Shri. Umesh Devidas Papadkar, 7. Shri. Mahesh Devidas Papadkar and 8. Smt. Megha Rajesh Kavidkar and mutation to that effect has been done in the record of rights i. e Akhiv Patrika.

Death of Smt. Hemlata Devidas Papadkar

11. It is submitted that, thereafter, Smt. Hemlata Devidas Papadkar also died on 13.09.2015 and after her death her name has been deleted from the record of rights i. e. Akhiv Patrika.

Regularization Letter of NIT
[In respect of Plot No.21]

12. It is further revealed that Plot No. 21 comes under the 1900 layouts. However the NIT has regularized the same under the Maharashtra Gunthewari Development

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(Regularization, Upgradation and Control) Act, 2001 and accordingly on receipt of the Regularization and development charges, regularized the said Plot of land vide its **Permit No. 1067, Case No. 2015051314 dated 17.12.2015** and thereby the NIT has regularized plot area admeasuring 125.6380 Sq. Mtrs. *I have verified Original RL on 12.03.2022*

Power of Attorney in the name of Shri. Deorao Raut and Shri. Ashwin Raut

13. Later on Smt. Megha Rajesh Kavitkar (Before Marriage Name Miss Megha Devidas Papadkar) has executed **General Power of Attorney dated 08.11.2019** in favour of Shri Mahesh Devidas Papadkar in respect of Undivided Share in said Property, which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 5446. **I have verified Original Deed on 06.03.2021**

Relinquishment Deed in name of Shri. Dnyaneshwar Wamanrao Papadkar & 4 [In respect of Plot No.21]

14. It is submitted that Smt. Usha Ambadas Patil and Smt. Megha Rajesh Kavitkar (Before Marriage Name Miss Megha Devidas Papadkar) Acting through Power of Attorney Shri Mahesh Devidas Papadkar has relinquished their 1/7th Undivided share and right from the said Plot No. 21 in favour of 1. Shri. Dnyaneshwar Wamanrao Papadkar, 2. Shri Yogesh @ Yogeshwar Wamanrao Papadkar, 3. Shri Prakash Wamanrao Papadkar, 4. Shri Umesh Devidas Papadkar and 5. Shri Mahesh Devidas Papadkar by executing **Deed of Relinquishment dt.13.12.2021**, which is duly registered with the Sub-Registrar Office, Nagpur-3 in Book No. 1 at Sr. No.6806. *I have verified Original Deed on 11.03.2022*

Agreement of Development in the name of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 21)

15. Thereafter, 1. Shri. Dyaneshwar Wamanrao Papadkar, 2. Shri. Yogesh Wamanrao Papadkar, 3. Shri. Prakash Wamanrao Papadkar, 4. Shri. Umesh Devidas Papadkar and 5. Shri. Mahesh Devidas Papadkar have entrusted development work of the said Plot No. 21 by executing **Agreement of Development and Sale dated 13.12.2021** in favour of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala and the same is duly registered with the Sub Registrar Office, Nagpur- 3 in Book No. 1 at Sr. No. 6811 on even date. *I have verified Original Deed on 11.03.2022.*

Power of Attorney in the name of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 21)

15. In support of Development Agreement, the Land Owner/s - 1. Shri. Dyaneshwar Wamanrao Papadkar, 2. Shri. Yogesh Wamanrao Papadkar, 3. Shri. Prakash Wamanrao Papadkar, 4. Shri. Umesh Devidas Papadkar and 5. Shri. Mahesh Devidas Papadkar have executed **General Power of Attorney dated 13.12.2021** in favour of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala in respect of Plot No. 21 for Signed and Sale, etc., which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 6812. *I have verified Original Deed on 11.03.2022.*

Plot No.22 & 23

Original Ownership/Sale Deed in the name of Shri. Prakash Wamanrao Papadkar [In respect of Plot No.22 & 23]

16. It seen from the record as well as on the basis of documents supplied to me, originally

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land bearing Plot No.22, Adm. 1762.50 Sq. Ft. & Plot No.23, Adm. 1625 Sq. Ft. of Mouza- Manewada had purchased by Shri. Prakash Wamanrao Papadkar from Smt. Usha Ambadas Patil by virtue of **Sale Deed dated 18.08.1986**, which is duly registered with the Sub-Registrar Office, Nagpur-2, in Book. No.1 at Sr. No. 2042. It is submitted that, name of Shri. Prakash Wamanrao Papadkar has been duly mutated in the record of rights i. e. Akhiv Patrika.*I have verified Original Deed on 12.03.2022*

Regularization Letter of NIT
[In respect of Plot No.22 & 23]

17. It is further revealed that Plot No. 22 & 23 comes under the 1900 layouts. However the NIT has regularized the same under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001 and accordingly on receipt of the Regularization and development charges, regularized the said Plot of land vide its **Permit No. 1064, Case No. 201512076 & 201512077 dated 17.12.2015** and thereby the NIT has regularized plot area admeasuring 140.0530 Sq. Mtrs and 128.4020 Sq. Mtrs. respectively. *I have verified Original RL on 12.03.2022.*

Agreement of Development in the name of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 22 & 23)

19. Thereafter, Shri. Prakash Wamanrao Papadkar has entrusted development work of the said Plot No. 22 & 23 by executing **Agreement of Development and Sale dated 13.12.2021** in favour of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala and the same is duly registered with the Sub Registrar Office, Nagpur- 3 in Book No. 1 at Sr. No. 6813 on even date. *I have verified Original Deed on 11.03.2022*

Power of Attorney in the name of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 22 & 23)

18. In support of Development Agreement, the Land Owner/s - Shri. Prakash Wamanrao Papadkar has executed **General Power of Attorney dated 13.12.2021** in favour of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala, which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 6814. *I have verified Original Deed on 11.03.2022*

PLOT NO.24
Original Ownership/Sale Deed in the name of Shri. Dyaneshwar Wamanrao Papadkar
[In respect of Plot No.24]

19. It seen from the record as well as on the basis of documents supplied to me, originally land bearing Plot No.24, Adm. 138.5418 Sq. Mtrs. of Mouza Manewada had purchased by Shri. Dyaneshwar Wamanrao Papadkar acting through natural guardian father Shri. Vinayak Wasudeorao Papadkar from Shri. Vinayak Wasudeoroa Gorle by virtue of **Sale Deed dated 19.09.1973**, which is duly registered with the Sub-Registrar Office, Nagpur-1, in Book. No.1 at Sr. No. 3691 and his name has been duly mutated in the record of rights i. e. Akhiv Patrika. *I have verified Original Deed on 12.03.2022*

Regularization Letter of NIT
[In respect of Plot No.24]

20. It is further revealed that Plot No. 24 comes under the 1900 layouts. However the NIT has regularized the same under the Maharashtra Gunthewari Development

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(Regularisation, Upgradation and Control) Act, 2001 and accordingly on receipt of the Regularization and development charges, regularized the said Plot of land **vide its Permit No. 1065, Case No. 2015051316 dated 17.12.2015** and thereby the NIT has regularized plot area admeasuring 125.6380 Sq. Mtrs. *I have verified Original RL on 12.03.2022.*

Agreement of Development in the name of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala
(In Respect of Plot No. 24)

23. Thereafter, Shri. Dyaneshwar Wamanrao Papadkar has entrusted development work of the said Plot No. 25 by executing **Agreement of Development and Sale dated 13.12.2021** in favour of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala and the same is duly registered with the Sub Registrar Office, Nagpur- 3 in Book No. 1 at Sr. No. 6815 on even date. *I have verified Original Deed on 11.03.2022*

Power of Attorney in the name of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 24)

24. In support of Development Agreement, the Land Owner/s - Shri. Dyaneshwar Wamanrao Papadkar has executed **General Power of Attorney dated 13.12.2021** in favour of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala **in respect of Plot No. 24 for Signed and Sale, etc.**, which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 6816. *I have verified Original Deed on 11.03.2022*

Plot No.25
Original Ownership/Sale Deed in the name of Shri. Yogeshwar Wamanrao Papadkar [In respect of Plot No.25]

21. It seen from the record as well as on the basis of documents supplied to me, originally land bearing Plot No.25, Adm. 105.67321 Sq. Mtrs. of Mouza Manewada had purchased by Shri. Yogeshwar Wamanrao Papadkar acting through natural guardian father Shri. Vinayak Wasudeorao Papadkar from Shri. Vinayak Wasudeoroa Gorle by virtue of **Sale Deed dated 19.09.1973**, which is duly registered with the Sub-Registrar Office, Nagpur-1, in Book. No.1 at Sr. No. 3689 and his name has been duly mutated in the record of rights i. e. Akhiv Patrika. *I have verified Original Deed on 12.03.2022.*

Regularization Letter of NIT
[In respect of Plot No.25]

22. It is further revealed that Plot No. 25 comes under the 1900 layouts. However the NIT has regularized the same under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001 and accordingly on receipt of the Regularization and development charges, regularized the said Plot of land **vide its Permit No. 1066, Case No. 2015051317 dated 17.12.2015** and thereby the NIT has regularized plot area admeasuring 97.0550 Sq. Mtrs. *I have verified Original RL on 12.03.2022.*

Agreement of Development in the name of M/s Everest Builders acting through its Authorized Partners Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala (In Respect of Plot No. 25)

23. Thereafter, Shri Yogesh @ Yogeshwar Wamanrao Papadkar has entrusted development work of the said Plot No. 25 by executing **Agreement of Development and Sale dated 13.12.2021** in favour of M/s Everest Builders acting through its Authorized Partners

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Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala and the same is duly registered with the Sub Registrar Office, Nagpur- 3 in Book No. 1 at Sr. No. 6817 on even date. *I have verified Original Sale Deed on 11.03.2022.*

Power of Attorney in the name of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala

24. In support of Development Agreement, the Land Owner/s - Shri Yogesh @ Yogeshwar Wamanrao Papadkar has executed **General Power of Attorney dated 13.12.2021** in favour of Shri Rahul Lahuji Deshmukh and Shri Yusufbhai Kanchwala **in respect of Plot No. 25 for Signed and Sale, etc.**, which is duly registered with the Sub-Registrar Office, Nagpur 3, in Book No. 4, at Sr. No. 6818. *I have verified Original Deed on 11.03.2022*

Amalgamation Letter of the NIT

25. Thereafter, on application made by the owners, the competent Authority of the NIT has issued the **Amalgamation Letter No.233 dt.21.12.2021** for the Plot No.20 to 25 area admeasuring 742.438 Sq. Mtrs. and Plot Area Surrendered to NIT admeasuring 96.201 Sq. Mtrs. in the names of 1. Smt. Usha Ambadas Patil, 2. Shri. Mahesh Devidas Papadkar, 3. Shri. Umesh Devidas Papadkar, 4. Smt. Megha Rajesh Kavidkar, 5. Shri. Prakash Wamanrao Papadkar, 6. Shri. Dyaneshwar Wamanrao Papadkar and 7. Shri. Yogeshwar Wamanrao Papadkar. *I have verified Original Amalgamation Letter & Paln on 06.03.2021.*

1. 7/12 Extract / P.R. Card as on date of application for registration dt.09.08.2021
2. Mutation Entry No. mutation entry no.6507 & 5966 dated 27.02.2009 and 20.08.2009
3. Search report for 30 years from 1992 to 2022 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- No
5. Litigations if any.- No.

NISHANT V. POTDAR ADVOCATE

Date : 12.03.2022

Advocate