transferred/sold the said Plot No. 17 by way of sale to (i) Mrs. Vidya Ramesh Barahate and (ii) Shri. Chandrakant Dhanrajji Ganorkar jointly by a Sale Deed Dated 14/07/2015, which is registered at the Office of the Sub Registrar, Nagpur – Rural in Book No. 1 at Sr. No. 5381 on even date. The said Sale Deed is signed by (i) Shri. Dnyaneshwar Nagoraoji Godghate and (ii) Shri. Ramesh Kevalram Barahate in the capacity of Consentors. The said Mrs. Vidya Ramesh Barahate and Shri. Chandrakant Dhanrajji Ganorkar lateron in their turn jointly transferred/sold the said Plot No. 17 by way of sale to Smt. Devyani Haridas Komalkar, by a Sale Deed Dated 26/05/2016, which is registered at the Office of the Sub Registrar, Nagpur No. 10 in Book No. 1 at Sr. No. 2502-2016 on even date; AND

(viii) THAT in the like manner consequent upon the death of Smt. Suhasini Prabhakar Deshpande, which occurred on 06/02/2005 and also consequent upon the death of Shri. Prabhakar Nilkanth Deshpande, which occurred on 26/10/2004 the aforesaid property comprising Plot No. 18 devolved upon their son Shri. Atul Prabhakar Deshpande absolutely forever with heritable and transferable rights therein. The said Shri. Atul Prabhakar Deshpande lateron in his turn transferred/sold the said Plot No. 18 by way of sale to Mrs. Sunanda Dnyaneshwar Godghate by a Sale Deed Dated 14/07/2015, which is registered at the Office of the Sub Registrar, Nagpur No. 10 in Book No. 1 at Sr. No. 5382 on even date. The said Sale Deed is signed by (i) Shri. Dnyaneshwar Nagoraoji Godghate and (ii) Shri. Ramesh Kevalram Barahate in the capacity of Consentors. The said Mrs. Sunanda Dnyaneshwar Godghate lateron in her turn transferred/sold the said Plot No. 18 by way of sale to Shri. Haridas Mahadeo Komalkar, by a Sale Deed Dated 26/05/2016, which is registered at the Office of the Sub Registrar, Nagpur No. 10 in Book No. 1 at Sr. No. 2501-2016 on even date.

(ix) THAT the aforesaid land bearing Survey / Khasra / Gut No. 94/2 (Old No. 94) of MOUZA – PARSODI, P.S.K. 42, Khate No. 240, having an area of 1.00 Hectare (i.e. 10000.00 Sq. Mtrs.) held in Occupancy Class - 1 Rights, is covered under Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme which is sanctioned by the State Government on 27-02-2015. Thus the Land User Certificate bearing No. **llauj@uk-e-iz-fo-izk-@6530** dated 09-08-2018 of the aforesaid land bearing Survey / Khasra / Gut No. 94/2 (Old No. 94) is earmarked as "PLOT NO. 365" in the said Improvement Scheme.

(x) THAT the aforesaid Ku. Indu Dashrath Golhar and 38 others lateron jointly transferred the property comprising ALL THAT Piece and Parcel

SANDEEP SHASTRI NAGPUR ADVOCATE

of Non Agricultural Land bearing Khasra/Survey/Gut No. 94/2 (Old No. 94) of Mouza – PARSODI, having total area of 1.00 Hectare (OR 10000.00 Sq. Mtrs.) (which includes Plot Nos. 1 to 42 & other area of Lay-out), P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Parsodi, within the limits of the Grampanchayat – Panjri, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/S. DEVPRATH CONSTRUCTIONS LLP, by a Sale Deed Dated 13-06-2019, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5785 on even date.

(xi) THAT, the Nagpur Metropolitan Region Development Authority (NMRDA) is designated as Development Authority for the Nagpur Metropolitan Region and thus the aforesaid property is covered under the Planning Jurisdiction of said Nagpur Metropolitan Region Development Authority (NMRDA). The said Nagpur Metropolitan Region Development Authority (NMRDA) has floated a Scheme of Development of Lands and the aforesaid land is covered under the 'Sumthana – Kotewada – Sondapar – Jamtha - Parsodi Improvement Scheme'. Accordingly the "Development Control Regulations" are framed for the said 'Sumthana – Kotewada – Sondapar – Jamtha - Parsodi Improvement Scheme' in the Nagpur Metropolitan Area.

(xii) THAT, under the aforesaid Improvement Scheme, out of the total land, 60% is retained as Plotable Land with the Owner and the 40% land is to be surrendered to the Nagpur Metropolitan Region Development Authority (NMRDA). In addition to the said land pulling method/scheme, the Owner of the land is required to pay Development Charges to the Nagpur Metropolitan Region Development Authority (NMRDA). The said 60% is retained as Plotable Land i.e. 6000 Sq. Mtrs. earmarked as "PLOT NO. 365/2".

(xiii) THAT, for the purpose of development of said land admeasuring the aforesaid M/s. Devprath Constructions LLP entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur on 31-07-2020 upon several terms and conditions contained therein.

(xiv) THAT, in terms of the said Agreement, the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur has approved the layout Plan of said land vide its Letter No. **dk-vkfHk-@ukeizfoizzk@5021** dated 03-02-2021.

(xv) THAT, the aforesaid land admeasuring 0.60 Hectares (i.e. 6000 Sq. Mtrs.) out of total land admeasuring 1.00 Hectare bearing Plot No. 365/2,

SANDEEP SHASTRI NAGPUR

Kh. No. 94/2 of MOUZA – PARSODI, P.S.K. 42 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 10-03-2021 passed in Revenue Case No. 162/NAP-34/Mouza – Parsodi/2020-21.

(xvi) THAT while sanctioning the Lay-out under the 60:40 Scheme by the Nagpur Metropolitan Region Development Authority after deduction of 601.149 Sq. Mtrs. land area towards Recreational Open space, the Plotable land area available with the Owner is 5398.851 Sq. Mtrs.

(xvii) THAT, the M/s. Devprath Constructions LLP later on decided to develop the Project Land i.e. Plot No. 365/2 containing by admeasurement 5398.851 Sq. Mtrs. into a **"RESIDENTIAL ESTATE"** by constructing Multistoried Buildings thereon consisting of various Shops/Offices and self contained separate Apartments therein.

(xvii) THAT the said M/s. Devprath Constructions LLP has proposed to construct on the said Plot of land containing by admeasurements 5398.851 Sq. Mtrs. bearing Plot No. 365/2 Multistoreyed Buildings to be known and styled as **"MANGALMURTI RESIDENCY"**, consisting of various Shops/Offices and Apartments therein in accordance with the plans sanctioned and approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, vide his Building Permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No. 3021031905/2021060126/2523 Dated 25-03-20222.

i) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a. Sale Deed Dated 12-03-1997
b. N.A. Order Dated 24-10-1996
c. 42 Registered Sale Deeds in the names of Share Holder Members Dated 27-03-1997, 31-03-1997, 16-05-1997 09-06-1997, 09-07-1997 & 26-04-1998
d. Sale Deed relating Plot No. 11 Dated 14-03-2008
e. Sale Deed relating Plot No. 17 Dated 26-05-2016
f. Sale Deed relating Plot No. 18 Dated 14-07-2005 & 26-05-2016.
g. Sale Deed Dated 13-06-2019

SANDEEP SHASTRI NAGPUR ADVOCATE

h. Agreement Dated 31-07-2020 between The Nagpur Metropolitan Region Development Authority and M/s. Devprath Constructions LLP.

i. N.A. Order Dated 10-03-2021

j. Sanctioned Building Plan Dated 25-03-2022

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Survey/Gut No. 94/2 of MOUZA – PARSODI for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000845943202223E Dated 21-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000840593202223E Dated 21-04-2022 Receipt No. 1112380738. The Receipts of the same is enclosed herewith.

iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

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

5) Litigations if any:- N.A.

Nagpur

Date: 13-05-2022

Adv. Sandeep Shastri

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH000840593202223E	BARCODE		Date	21/04/2022-15:47:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)			
Amount In Words	Four Hundred Fifty Rupees Only		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022042116374	2741991542
Cheque/DD No.		Bank Date	RBI Date	21/04/2022-15:48:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 787877932 Mobile No. : 9850361454

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 21-04-2022 03:50:54

MH000840593202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Apr 2022	Receipt	Receipt no.: 1112380738
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Parasodi S.No/CTS No/G.No. : 94
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH000840593202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

SANDEEP SHASTRI
NAGPUR
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH000845943202223E	BARCODE		Date	21/04/2022-16:42:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA PARSODI
0030072201 SEARCH FEE	300.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 94
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022042117320	2742007168
Cheque/DD No.		Bank Date	RBI Date	21/04/2022-16:43:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

Print Date 21-04-2022 04:43:32