

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- (1) Property Card of the said property of City Survey vide Ferfar Entry No. 8582 on 24/03/2022.
- (2) Property Card issued by the City Survey Department.
- (3) Search report for 30 Years from 1992 to 2022. 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) is clear and marketable.

(1) DESCRIPTION OF THE PROPERTY :

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Plot No. 392 (THREE HUNDRED NINETY TWO)**, in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of **MOUZA - NAGPUR**, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, bearing Municipal Corporation House Nos. 783 & 783/B, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY ROAD,
ON THE WEST	-	BY PLOT NOS. 399 & 400,
ON THE NORTH	-	BY PLOT NO. 391,
ON THE SOUTH	-	BY PLOT NO. 392-A.

(2) THAT, the following documents are provided to me for the purpose of verification of title :-

- (a) Indenture of Lease, Dated 09/04/1986, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 829 on Pages 116 to 118 at Sr. No. 1942(P) on 23/04/1986.
- (b) Renewed Indenture of Lease, Dated 16/02/2001 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 585 on Pages 9 to 12 at Sr. No. 793 on 28/02/2001.
- (c) Sale Deed, Dated 04/03/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 812 on even date.
- (d) Sale Deed, Dated 17/04/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 1540 on even date.
- (e) Will Deed, Dated 4/12/2018, which is duly registered at the Office of the Sub Registrar, Nagpur, in Book No. 3 at Sr. No. 6220 on even date.
- (f) Building Plan sanctioned by the by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 58/BP/Nagpur/TP/NMC/1282, Dated 28/04/2022.
- (g) Property Card of the said property.
- (h) N.M.C. Tax receipt of said property.



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Owner and the Developer of **ALL THAT** Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Plot No. 392 (THREE HUNDRED NINETY TWO)**, in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of **MOUZA - NAGPUR**, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, bearing Municipal Corporation House Nos. 783 & 783/B, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - NAGPUR is **RAMALAY VENTURES**, A Partnership Firm, Acting through it's **Partners - (i) M/S. UNITECH BUILDCON**, Acting through it's Authorized Partner - Shri. Nayan Natthuji Ghate, **(ii) M/S. AAKAR INFRAHEIGHTS PRIVATE LIMITED**, A Company Acting through its Authorized Director - Shri. Amit Keshav Bhole & **(iii) M/S. VISHAL ENGINEERS & DEVELOPERS**, A Proprietorship Concern, Acting through its Proprietor - Shri. Vishal Anilrao Wadibhasme.

TITLE HISTORY OF PROPERTY :

(1) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 392 (THREE HUNDRED NINETY TWO), in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of Mouza - NAGPUR, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - NAGPUR, Originally belonged to (1) Shri. Gulabrao S/o Govindrao Kaner, (2) Shri. Madhukar S/o Govindrao Kaner and (3) Shri. Manohar S/o Govindrao Kaner jointly being their separate property having acquired the same by them jointly from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 01/04/1962 and ending on 31/03/1992 by an Indenture of Lease Dated 09/04/1986, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 829 on Pages 116 to 118 at Sr. No. 1942(P) on 23/04/1986. As a result therefore the said Kaner brothers became the Joint/Co-Owners of the said entire property, each of them having the Undivided 33.33 Percent share and interest in the said property.

(2) THAT, on expiration of the Original term of Lease the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01/04/1992 and ending on 31/03/2022 by executing a Renewed Indenture of Lease regarding the aforesaid property in favour of Shri. Madhukar, Shri. Gulab and Shri. Manohar all sons of Govindrao Kaner jointly on 16/02/2001 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 585 on Pages 9 to 12 at Sr. No. 793 on 28/02/2001.

(3) THAT, the aforesaid Shri. Manohar Govindrao Kaner lateron transferred/sold his Undivided 33.33 Percent share and interest in the said Nagpur Improvement Trust Leasehold Plot No. 392, situated at Hanuman Nagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Prakash S/o Shriramji Vaidya, by a Sale Deed Dated 04/03/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 812 on even date. The said Sale Deed is duly signed by (i) Shri. Madhukar Govindrao Kaner and (ii) Shri. Gulab Govindrao Kaner in the capacity of Consentors. A Correction Deed to the said Sale Deed Dated 04/03/2002 was also executed by Shri. Manohar Govindrao Kaner in favour of Shri. Prakash Shriramji Vaidya on 10/03/2003 and the same is Notarized at the Office of the Ashok M. Satpute, Notary on even date.

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