SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-2039

FORMAT – A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "RAVINDRA APARTMENTS", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising 15 (FIFTEEN) individual Apartment(s) in the existing Multistoreyed Building standing thereon and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR (hereinafter referred as the said Project **"RAVINDRA APARTMENTS"**)

1} I/We have investigated the title of the said land on the request of **M/s. ATHARVASHREE INFRASTRCTURE**, A Partnership Firm, having its registered Office at Sarraf Court, 2nd Floor, Opposite Yashwant Stadium, Dhantoli, Nagpur-440 012 (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-



01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising 15 (FIFTEEN) individual Apartment(s) in the existing Multistoreyed Building standing thereon and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

(i) Agreement for Re-development Dated 12-01-2021
(ii) General Power of Attorney Dated 12-01-2021
(iii) Sanctioned Building Plan Dated 07-07-2022 Permit No. 172/BP/Ajni/TP/NMC/2635.
(iv) Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry Nos. (i) 16733 dated 08-01-2018, (ii) 7615 dated 30-09-2008, (iii) 850 dated 16-01-2002, (iv) 7745 dated 24-11-2008, (v) 15321 dated 05-12-2016, (vi) 5700 dated 19-06-2007, (vii) 10850 dated 05-05-2012, (viii) 11553 dated 25-03-2013, (ix) 19741 dated 03-05-2021, (x) 11367 dated 04-12-2012, (xi) 16511 dated 27-10-2017, (xii) 18650 dated 05-11-2019, (xiii) 14072 dated 30-09-2015, (xiv) 14074 dated 30-09-2015.

03. Search report for 30 years from 1993 till 2022.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of (1) Shri. Vikas Ambadas Labhsetwar, (2) Shri. Deepak Kamalakarrao Bendre, (3-a) Shri. Sukhdeo Sampatrao Deulakar, (3-b) Mrs. Rajeshri Sukhdeo Deulakar, (4) Dr. Ashok Baliram Gundawar, (5) Shri. Kishor Kanhaiyalal Kapoor, (6) Mrs. Asha Ambadas Labhsetwar, (7) Shri. Sumant Kamlakar Bendre, (8) Dr. (Mrs.) Aparna Raj Wahane, (9) Shri. Aniruddha Vishwanath Kashikar, (10-a) Dr. Prakash Vitthalrao Kothalkar, (10-b) Mrs. Sujata Prakash Kothalkar, (10-c) SHRI. Aditya Prakash Kothalkar, (11) Shri. Motiram Balaji Kapgate, (12) Shri. Jagdish Raghunath Markand, (13) Mrs. Anshul Sunil Babuta (Maiden name Ku. Anshul Satishchandra Sethi), (14) Shri. Hemant Krishnarao Khond, (15) Mrs. Vandana Hemant Khond, is clear, marketable and without any encumbrances. The aforesaid **ATHARVASHREE INFRASTRCTURE** has acquired the right of development of the said property.

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Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising 15 (FIFTEEN) individual Apartment(s) in the existing Multistoreyed Building standing thereon and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.	**Owners :-** (1) Shri. Vikas Ambadas Labhsetwar, (2) Shri. Deepak Kamalakarrao Bendre, (3-a) Shri. Sukhdeo Sampatrao Deulakar, (3-b) Mrs. Rajeshri Sukhdeo Deulakar, (4) Dr. Ashok Baliram Gundawar, (5) Shri. Kishor Kanhaiyalal Kapoor, (6) Mrs. Asha Ambadas Labhsetwar, (7) Shri. Sumant Kamlakar Bendre, (8) Dr. (Mrs.) Aparna Raj Wahane, (9) Shri. Aniruddha Vishwanath Kashikar, (10-a) Dr. Prakash Vitthalrao Kothalkar, (10-b) Mrs. Sujata Prakash Kothalkar, (10-c) SHRI. Aditya Prakash Kothalkar, (11) Shri. Motiram Balaji Kapgate, (12) Shri. Jagdish Raghunath Markand, (13) Mrs. Anshul Sunil Babuta (Maiden name Ku. Anshul Satishchandra Sethi), (14) Shri. Hemant Krishnarao Khond, (15) Mrs. Vandana Hemant Khond **Developer :- M/s. ATHARVASHREE INFRASTRCTURE**

Qualifying comments/ remarks if any

The Title of (1) Shri. Vikas Ambadas Labhsetwar, (2) Shri. Deepak Kamalakarrao Bendre, (3-a) Shri. Sukhdeo Sampatrao Deulakar, (3-b) Mrs. Rajeshri Sukhdeo Deulakar, (4) Dr. Ashok Baliram Gundawar, (5) Shri. Kishor Kanhaiyalal Kapoor, (6) Mrs. Asha Ambadas Labhsetwar, (7) Shri. Sumant Kamlakar Bendre, (8) Dr. (Mrs.) Aparna Raj Wahane, (9) Shri. Aniruddha Vishwanath Kashikar, (10-a) Dr. Prakash Vitthalrao Kothalkar, (10-b) Mrs. Sujata Prakash Kothalkar, (10-c) SHRI. Aditya Prakash Kothalkar, (11) Shri. Motiram Balaji Kapgate, (12) Shri. Jagdish Raghunath Markand, (13) Mrs. Anshul Sunil Babuta (Maiden name Ku. Anshul Satishchandra Sethi), (14) Shri. Hemant Krishnarao Khond, (15) Mrs. Vandana Hemant Khond on the said plot of land is good, valid marketable, clear and salable. The aforesaid **M/s. ATHARVASHREE INFRASTRCTURE** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of (1) Shri. Vikas Ambadas Labhsetwar, (2) Shri. Deepak Kamalakarrao Bendre, (3-a) Shri. Sukhdeo Sampatrao Deulakar, (3-b) Mrs. Rajeshri Sukhdeo Deulakar, (4) Dr. Ashok Baliram Gundawar, (5) Shri. Kishor Kanhaiyalal Kapoor, (6) Mrs. Asha Ambadas Labhsetwar, (7) Shri. Sumant Kamlakar Bendre, (8) Dr. (Mrs.) Aparna Raj Wahane, (9) Shri. Aniruddha Vishwanath Kashikar, (10-a) Dr. Prakash Vitthalrao Kothalkar, (10-b) Mrs. Sujata Prakash Kothalkar, (10-c) SHRI. Aditya Prakash Kothalkar, (11) Shri. Motiram Balaji Kapgate, (12) Shri. Jagdish Raghunath Markand, (13) Mrs. Anshul Sunil Babuta (Maiden name Ku. Anshul Satishchandra Sethi), (14) Shri. Hemant Krishnarao Khond, (15) Mrs. Vandana Hemant

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Khond, and right of development of **M/s. ATHARVASHREE INFRASTRCTURE** on the said plot of land is enclosed herewith as Annexure.

Date: 16-07-2022
Encl : Annexure.

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NAGPUR
ADVOCATE

Adv. Sandeep Shastri

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card issued by City Survey Department as on date of application for registration.

2) Mutation Entry

(i) The Property Card No. 718 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Nos. (i) 16733 dated 08-01-2018, (ii) 7615 dated 30-09-2008, (iii) 850 dated 16-01-2002, (iv) 7745 dated 24-11-2008, (v) 15321 dated 05-12-2016, (vi) 5700 dated 19-06-2007, (vii) 10850 dated 05-05-2012, (viii) 11553 dated 25-03-2013, (ix) 19741 dated 03-05-2021, (x) 11367 dated 04-12-2012, (xi) 16511 dated 27-10-2017, (xii) 18650 dated 05-11-2019, (xiii) 14072 dated 30-09-2015, (xiv) 14074 dated 30-09-2015 in the name of (1) Shri. Vikas Ambadas Labhsetwar, (2) Shri. Deepak Kamalakarrao Bendre, (3-a) Shri. Sukhdeo Sampatrao Deulakar, (3-b) Mrs. Rajeshri Sukhdeo Deulakar, (4) Dr. Ashok Baliram Gundawar, (5) Shri. Kishor Kanhaiyalal Kapoor, (6) Mrs. Asha Ambadas Labhsetwar, (7) Shri. Sumant Kamlakar Bendre, (8) Dr. (Mrs.) Aparna Raj Wahane, (9) Shri. Aniruddha Vishwanath Kashikar, (10-a) Dr. Prakash Vitthalrao Kothalkar, (10-b) Mrs. Sujata Prakash Kothalkar, (10-c) SHRI. Aditya Prakash Kothalkar, (11) Shri. Motiram Balaji Kapgate, (12) Shri. Jagdish Raghunath Markand, (13) Mrs. Anshul Sunil Babuta (Maiden name Ku. Anshul Satishchandra Sethi), (14) Shri. Hemant Krishnarao Khond, (15) Mrs. Vandana Hemant Khond is recorded as owners of the said plot of land.

3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Choudhary Family, being their ancestral property and the same was also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey Records.

(ii) THAT, Members of the aforesaid Choudhary Family including one Shri. Prafulla Kumar Choudhary and others lateron mutually Partitioned their various Immoveable properties including the aforesaid property in between them by a Partition Deed Dated 23-07-1982 and in terms of which the aforesaid property comprising Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781, City Survey No. 718 and Sheet

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No. 40, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR was allotted to the exclusive share of (i) Shri. Prafulla Kumar S/o B.S. Choudhary, (ii) Shri. Pradeep S/o Prafulla Kumar Choudhary, (iii) Shri. Girish S/o Prafulla Kumar Choudhary and (iv) Shri. Anurag S/o Prafulla Kumar Choudhary jointly absolutely forever with heritable and transferable rights therein and the said property was also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey.

(iii) THAT, the aforesaid (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary lateron jointly decided to develop the aforesaid Plot No. 18/2 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein by executing various Sale Deeds for Undivided 1/15th Percent share and interest in the said Plot of land in favour of various prospective buyers/purchasers, who interested to contribute the funds for construction of her/his individual Apartment in the Building proposed to be constructed on the said Plot of land.

(iv) THAT, the aforesaid the then Owners namely (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary and some other persons lateron desirous of owning Apartment individually on the Apartment Ownership basis under the Maharashtra Apartment Ownership Act, 1970 in a building to be constructed on the said Plot No. 18/2 containing by admeasurement 9200 Sq. Ft. of Plot area, out of the funds to be contributed by each of the Apartment Owner for their respective Apartment. The prospective purchasers/buyers lateron approached the aforesaid the then Owners with a proposal to purchase the Undivided 1/15th (One-Fifteenth) share and interest in the said Plot of land and has also agreed to contribute the funds towards the constructions of the Apartment through the Builder Shri. Shankar Pandurang Bobde, to whom they have engaged as Developer/Builder for construction of the said proposed scheme.

(v) THAT, the then Owners have accepted the offer and have agreed to transfer the 1/15th share and interest in the aforesaid Plot No. 18/2 to each of various prospective buyers/purchasers, who desire to purchase the same.

(vi) THAT, accordingly the Owners abovenamed and the prospective buyers/purchasers lateron jointly entrusted the entire work of Development of the said Plot No. 18/2 to Shri. Shankar Pandurang Bobde, an Engineer, having its registered Office at 261/B, Laxmi Nagar, Nagpur upon the several terms and conditions contained therein. By the said Agreement they have further specifically agreed to contribute the cost of construction of the Apartment chosen by them for their respective use to Shri. Shankar Pandurang Bobde.

(vii) THAT, in pursuance of the said Agreement the aforesaid Shri. Shankar Pandurang Bobde has accordingly prepared a Plan of the Multistoreyed Building then proposed to be constructed on the said Plot No. 18/2 and to be known and styled as "RAVINDRA APARTMENTS" and the same is sanctioned and

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approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1030/2595 Dated 26-09-1986.

(viii) THAT, the aforesaid entire property comprising Plot No. 18/2 Togetherwith the existing Multistoreyed Building standing thereon known and styled as "RAVINDRA APARTMENTS" is submitted to the provisions of the Maharashtra Apartment Ownership act, 1970 by executing a Deed of Declaration on 29-11-1988, which is registered at the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1195 on Pages 62 to 92 at Sr. No. 12151(P) on even date.

(ix) THAT, the then Shri. Shankar Pandurang Bobde lateron executed various Sale Deeds regarding the Undivided Proportionate share and interest in the said Plot No. 18/2 in favour of various individual prospective buyers and details of the same are described hereinbelow.

(x) THAT, the Owners hereinabovenamed are the only existing Apartment Owners of the said Building standing on Plot No. 18/2 and known and styled as "Ravindra Apartments" and each of them have severally acquired their respective Apartment in the following manner:-

(1) <u>APARTMENT NO. 1 ON GROUND FLOOR</u> :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Ambadas S/o Pandurang Labhsetwar, by a Sale Deed Dated 05-07-1993, which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 711 on Pages 213 to 221 at Sr. No. 3795(P) on even date.

That, the said Shri. Ambadas Pandurang Labhsetwar has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 1 covering a Built-up Area of 56.28 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/1 of "Ravindra Apartments", he has became the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, during his life time the aforesaid Shri. Ambadas Pandurang Labhsetwar executed his Last Will and Testament and thereby he gave and bequeathed his aforesaid property to his son namely Shri. Vikas Ambadas Labhsetwar, absolutely forever with heritable and transferable rights therein.

That, the said Shri. Ambadas Pandurang Labhsetwar left for heavenly abode on 28-11-2013 and consequent upon his death/demise, his aforesaid son Shri. Vikas Ambadas Labhsetwar has now become an exclusive, absolute and full

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Owner of the said property with heritable and transferable rights therein in terms of the aforesaid Will and the same is also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 16733 Dated 08-01-2018.

(2) APARTMENT NO. 2 ON GROUND FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Deepak S/o Kamalakarrao Bendre, by a Sale Deed Dated 29-11-1988, which is registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1195 on Pages 93 to 99 at Sr. No. 12152(P) on even date.

That, the said Shri. Deepak Kamalakarrao Bendre has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 2 covering a Built-up Area of 49.29 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/2 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(3) APARTMENT NO. 3 ON GROUND FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Mrs. Shashi W/o N. Bhandari, by a Sale Deed Dated 24-09-1988, which is registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1800 on Pages 162 to 168 at Sr. No. 12018(P) on even date.

That, the said Mrs. Shashi N. Bhandari contributed and paid the entire agreed cost of construction of the Apartment retained by her bearing No. 3 covering a Built-up Area of 56.28 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/3 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

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That, the said Mrs. Shashi N. Bhandari lateron transferred/sold the said property comprising the Undivided 1/15th share in Plot No. 18/2 Togetherwith Apartment No. 3 on the Ground Floor of "Ravindra Apartments" by way of sale to Shri. Kalyan Kumar Barat, by a Sale Deed Dated 06-05-1994, which is registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 56 on Pages 160 to 163 at Sr. No. 361 on 11-07-1994.

That, the aforesaid Shri. Kalyan Kumar Barat further in his turn transferred/sold the aforesaid property comprising Apartment No. 3 on Ground Floor of "Ravindra Apartments" by way of sale to (i) Shri. Sukhadeo Sampatrao Deulakar and (ii) Mrs. Rajeshri W/o Sukhdeo Deulakar, jointly by a Sale Deed Dated 12-11-1999, which is registered at the Office of the Sub Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 650 on Pages 67 to 73 at Sr. No. 1612(P) on 30-11-1999.

(4) APARTMENT NO. 4 ON GROUND FLOOR :

That, the property comprising The Undivided 1/15th share in Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 4 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. on the Ground Floor of "Ravindra Apartments" Originally belonged to (i) Shri. Prafulla Kumar Choudhary, (ii) Smt. Purnima Prafulla Kumar Choudhary, (iii) Shri. Pradeep Prafulla Kumar Choudhary, (iv) Shri. Girish Prafulla Kumar Choudhary and (v) Shri. Anurag Prafulla Kumar Choudhary jointly.

That, the aforesaid (i) Shri. Prafulla Kumar Choudhary, (iii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary lateron in their turn jointly transferred/sold the aforesaid property comprising Apartment No. 4 on the Ground Floor of "Ravindra Apartments" by way of sale to Dr. Ashok Baliram Gundawar, by a Sale Deed Dated 14-10-1992, which is registered at the Office of the Sub Registrar, Nagpur 1 in Book No. 1 at Sr. No. 44 on even date.

(5) APARTMENT NO. 5 ON GROUND FLOOR :

That, the property comprising The Undivided 1/15th share in Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 5 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the Ground Floor, bearing Corporation House No. 781/5 of "Ravindra Apartments" Originally belonged to (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (v) Shri. Anurag Prafulla Kumar Choudhary jointly.

That, the aforesaid Shri. Prafulla Kumar Choudhary left for heavenly abode on 27-08-2001 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Purnima Prafulla Kumar Choudhary and three sons namely (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish

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Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary jointly by way of intestate succession, being the only legal heirs of the deceased.

That, during the course of time the aforesaid Smt. Purnima Prafulla Kumar Choudhary left for heavenly abode on 26-04-2004 and consequent upon her death/demise, her share in the said property devolved upon her aforesaid three sons namely (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary lateron in their turn jointly transferred/sold the aforesaid property comprising Apartment No. 5 on the Ground Floor of "Ravindra Apartments" by way of sale to Shri. Kishor S/o Kanhaiyalal Kapoor, by a Sale Deed Dated 03-10-2015, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 6259 on 03-11-2015.

(6) <u>APARTMENT NO. 6 ON FIRST FLOOR</u> :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Nandkishor S/o P.N. Bhandari, by a Sale Deed Dated 24-09-1988, which is registered at the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1800 on Pages 155 to 161 at Sr. No. 12017(P) on even date.

That, the said Shri. Nandkishor S/o P.N. Bhandari, has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 6 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/6 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the aforesaid Shri. Nandkishor S/o P.N. Bhandari lateron transferred/sold the said Apartment No. 6 on the First Floor of "Ravindra Apartments" by way of sale to Shri. Gopal Keshaorao Bhaskarwar by a Sale Deed dated 22-03-1996, which is registered at the Office of the Joint Sub-Registrar Nagpur No. 1, in Addl. Book No. 1, Volume No. 1516 on Pages 166 to 174 at Sr. No. 6690(P) on even date.

That, the aforesaid Shri. Gopal Keshaorao Bhaskarwar lateron in his turn transferred/sold the aforesaid property comprising Apartment No. 6 on the First Floor of "Ravindra Apartments" by way of sale to Mrs. Asha W/o Ambadas

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Labhsetwar, by a Sale Deed Dated 23-09-2004, which is registered at the Office of the Sub Registrar No. 3, Nagpur in Book No. 1 at Sr. No. 2714 on even date.

(7) APARTMENT NO. 7 ON FIRST FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Sumant S/o Kamlakar Bendre, by a Sale Deed Dated 06-06-1992, which is registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 12 on Pages 167 to 175 at Sr. No. 364(P) on even date.

That, the said Shri. Sumant Kamlakar Bendre, has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 7 covering a Built-up Area of 49.29 + 9.00 Sq. Mtrs. = 58.29 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/7 of "Ravindra Apartments" he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(8) APARTMENT NO. 8 ON FIRST FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 8 covering a Built-up area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Dilip S/o Dinkar Subhedar, by a Sale Deed Dated 10-04-1989, which is registered at the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1318 on Pages 82 to 88 at Sr. No. 5273(P) on even date.

That, the said Shri. Dilip Dinkar Subhedar has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 8 covering a Built-up Area of 56.28 + 9.99 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/8 of "Ravindra Apartments" he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

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That, the said Shri. Dilip Dinkar Subhedar lateron in his turn transferred/sold the aforesaid property bearing Apartment No. 8 on the First Floor of "Ravindra Apartments" by way of sale to Dr. (Mrs.) Aparna W/o Raj Wahane, by a Sale Deed Dated 18-09-2001, which is registered at the Office of the Joint Sub Registrar No. 3, Nagpur in Book No. 1 at Sr. No. 5779 on even date.

(9) APARTMENT NO. 9 ON FIRST FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary further jointly agreed to transfer/sell the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 9 covering a Built-up area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR to Shri. Shankar S/o Pandurang Bobde upon the several terms and conditions contained therein.

That, the aforesaid Shri Shankar Pandurang Bobde lateron dropped the idea of purchasing the aforesaid property and he had further decided to transfer/sell the same to any interested buyer.

That, accordingly by a Deed of Assignment of Agreement to Sell Dated 05-07-1985 the aforesaid Shri. Shankar Pandurang Bobde Assigned all his rights of purchasing the said property accrued by him in pursuance of the aforesaid Agreement in favour of Shri. Vishwanath S/o Janardan Kashikar absolutely forever with heritable and transferable rights therein upon the several terms and conditions contained therein.

That, during the course of time the aforesaid Shri. Prafulla Kumar Chaudhary and Shri. Shankar Pandurang Bobde left for heavenly abode on 27-08-2001 and 27-08-2001 respectively and consequent upon their deaths/demises it is obligatory on the part of their respective heirs namely Shri. Anurag Prafulla Kumar Chaudhary to execute a proper Sale Deed in respect of the aforesaid property in favour of Shri. Aniruddha Vishwanath Kashikar, being the legal heir of Late Shri. Vishwanath Janardan Kahsikar.

That, the aforesaid Shri. Anurag Prafulla Kumar Chaudhary further transferred/sold the said Apartment bearing No. 9 on First Floor of "Ravindra Apartments" by way of sale to Shri. Aniruddha S/o Vishwanath Kashikar, by a Sale Deed Dated 26-07-2012, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 4566 on 27-07-2012.

(10) APARTMENT NO. 10 ON FIRST FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-

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Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 10 covering a Built-up area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to (i) Dr. Prakash Vitthalrao Kothalkar, (ii) Mrs. Sujata Prakash Kothalkar and (iii) Shri. Aditya Prakash Kothalkar by a Sale Deed Dated 12-01-2021, which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 339 on even date.

(11) <u>APARTMENT NO. 11 ON SECOND FLOOR</u> :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Motiram S/o Balaji Kapgate, the Owner No. 11 hereinabovenamed by a Sale Deed Dated 10-04-1989, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1318 on Pages 89 to 95 at Sr. No. 5274(P) on even date.

That, the said Shri. Motiram Balaji Kapgate has contributed the entire agreed cost of construction of the Apartment retained by him bearing No. 11 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/11 of "Ravindra Apartments" to Shri. Sumant Kamlakar Bendre and consequentially therefore he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(12) <u>APARTMENT NO. 12 ON SECOND FLOOR</u> :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Jagdish S/o Raghunath Markand, the Owner No. 12 hereinabovenamed by a Sale Deed Dated 29-10-1992, which is registered at the Office of the Sub Registrar, Nagpur City No. 11 in Addl. Book No. 1, Volume No. 659 on Pages 33 to 39 at Sr. No. 6990(P) on 30-10-1992.

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That, the said Shri. Jagdish Raghunath Markand has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 12 covering a Built-up Area of 49.24 + 6.06 Sq. Mtrs. = 55.3 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/12 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(13) <u>APARTMENT NO. 13 ON SECOND FLOOR</u> :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Satishchandra S/o Peshawarilal Sethi, by a Sale Deed Dated 22-07-1993, which is registered at the Office of the Joint Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 717 on Pages 253 to 259 at Sr. No. 4175(P) on even date.

That, the said Shri. Satishchandra Peshawarilal Sethi has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 13 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/13 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the aforesaid Shri. Satishchandra Peshawarilal Sethi left for heavenly abode on 09-06-1999 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Kamlesh Satishchandra Sethi, only son Shri Ajay Satishchandra Sethi and only daughter Ku. Ansul Satishchandra Sethi (after marriage identified as Mrs. Anshul W/o Sunil Babuta), by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Smt. Kamlesh Satishchandra Sethi lateron applied to the Nagpur Municipal Corporation to mutated her name in all relevant records consequent upon the death of her husband Late Shri Satishchandra Peshawarilal Sethi and consent accorded by her son and daughter namely Shri Ajay Satishchandra Sethi and only daughter Ku. Ansul Satishchandra Sethi (after marriage identified as Mrs. Anshul W/o Sunil Babuta) in her favour. Consideration her request the Nagpur Municipal Corporation lateron vide its Order No. 254/25 Dated 15-01-2003 mutated the said property in the name of Smt. Kamlesh Satishchandra Sethi.

That, during the course of time the aforesaid Smt. Kamlesh Satishchandra Sethi left for heavenly abode on 07-09-2014 and Shri Ajay Satishchandra Sethi also left for heavenly abode on 01-05-2019 and consequent upon their deaths/demises, their respective shares in the said property devolved upon Mrs. Anshul W/o Sunil Babuta (Maiden name Ku. Ansul Satishchandra Sethi), by way of intestate succession, being the only legal heir of the deceased and her name

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is also accordingly mutated in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 18650 Dated 05-11-2019.

(14) APARTMENT NO. 14 ON SECOND FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Hemant S/o Krishnarao Khond, by a Sale Deed Dated 29-10-1992, which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 659 on Pages 26 to 32 at Sr. No. 6989(P) on 30-11-1992.

That, the said Shri. Hemant Krishnarao Khond has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 14 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/14 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(15) APARTMENT NO. 15 ON SECOND FLOOR :

That, (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary through their Attorney holder Shri Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Anil S/o Yeshwant Pathak, by a Sale Deed Dated 26-08-1992, which is registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 18 on Pages 173 to 179 at Sr. No. 599 on 26-08-1992.

That, the said Shri. Anil Yeshwant Pathak has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 15 covering a Built-up Area of 56.28 + 9.00 Sq. Mtrs. = 65.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/15 of "Ravindra Apartments", he has became the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the said Shri Anil Yeshwant Pathak further transferred/sold the aforesaid property comprising Apartment No. 15 on the Second Floor of "Ravindra Apartments" by way of sale to Mrs. Vandana W/o Shri Hemant Khond, by a Sale Deed Dated 10-11-1997, which is registered at the Office of the Sub Registrar,

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Nagpur-8 in Addl. Book No. 1, on Pages 132 to 138 at Sr. No. 3256 on even date.

As a result therefore the Apartment Owners have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "RAVINDRA APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 18/2 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records.

(xi) THAT, the aforesaid building has become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Apartment Owners have unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various Shops/Office Chambers/Business Premises and self contained separate Apartments therein.

(xii) THAT, the Apartment Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. Atharvashree Infrastructure was preferred by the Apartment Owners.

(xiii) THAT, accordingly by a Re-Development Agreement Dated 12-01-2021, they have entrusted the entire work of Development of the said property comprising to M/s. Atharvashree Infrastructure, A Partnership Firm, having its registered Office at Sarraf Court, 2nd Floor, Opposite Yashwant Stadium, Dhantoli, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 340 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xiv) THAT, for completion of the said scheme, the said Apartment Owners have executed a General Power of Attorney in respect of the said property in favour of M/s. Atharvashree Infrastructure on 12-01-2021 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 4 at Sr. No. 341 on even date.

(xv) THAT, in pursuance of the said Agreement, the said M/s. Atharvashree Infrastructure has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 18/2 and known and styled as "RAVINDRA APARTMENTS" and the same is sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 172/BP/AJNI/TP/NMC/2635 Dated 07-07-2022.

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

a. Agreement for Re-development Dated12-01-2021
b. General Power of Attorney Dated 12-01-2021
c. Sanctioned Building Plan Dated 07-07-2022
d. City Survey Property Card.
e. Corporation Tax Receipt.

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(xvii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present 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.

(xviii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. No. 718 of MOUZA – AJNI 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. MH014595890202122E Dated 14-03-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH014585430202122E Dated 14-03-2022 Receipt No. 1112342558. The Receipts of the same is enclosed herewith.

(xix) 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 : 16-07-2022

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Adv. Sandeep Shastri

CHALLAN
MTR Form Number-6

GRN	MH014585439202122E	BARCODE		Date	14/03/2022-15:48:44	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	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	450.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022031417754	2734878876
Cheque/DD No.		Bank Date	RBI Date	14/03/2022-15:50:04	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 193193981 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 लागू. ऑफ अदर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 14-03-2022 03:55:30

MH014585439202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Mar 2022	Receipt	Receipt no.: 1112342558
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 718
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH014585439202122E		
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 MH014595890202122E	BARCODE	Date 14/03/2022-17:02:06	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 NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	SANDEEP ANANT SHASTRI
Location NAGPUR			
Year 2021-2022 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA AJNI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 718
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.	69103332022031419408	2734903980
Cheque/DD No.		Bank Date	RBI Date	14/03/2022-17:03:42	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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP ANANT SHASTRI ★ ADVOCATE ★ NAGPUR

Print Date 14-03-2022 05:03:54

2640	इतर पावती	Original/Duplicate
Tuesday,22 March 2022 4:57 PM		नोंदणी क्रं. :39म
		Regn.:39M

पावती क्रं.: 4262 दिनांक: 22/03/2022

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन1-0-2022
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड संदिप शास्त्री
वर्णन शोध अर्ज क्र.1854/2022 मौजा अजनी सीटी सर्व्हे क्र.718 शोध सन 1993 ते 2004

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014595890202122E दिनांक: 22/03/2022
बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.१

SANDEEP SHASTRI ADVOCATE NAGPUR

3/22/2022