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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

6 & 7th Floor, Housfin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-4000 051

MahaRERA

Administrative Buidling No. 1,

Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Plot No. 4** in Block – B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total **admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "**SAPHALYA**", bearing Corporation House No. 143/2, **City Survey No. 578 &579** and **Sheet No. 9 of Mouza - AJNI**, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

(i) I have investigated the title of the said plot on the request of (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao

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Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe in favour of M/s. Delta Developers acting through its Partners (1) Mr. Narendra Baburao Satpute, (2) Mr. Jeevan Gulabrao Ghime through their Power of Attorney holder M/s. Delta Developers, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer (Name of owner/ promoter/ developer/company) and following documents

(2) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. 4** in Block – B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total **admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, bearing Corporation House No. 143/2, **City Survey No. 578 &579** and **Sheet No. 9 of Mouza - AJNI**, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "**SAPHALYA**", situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 40 FT. WIDE ROAD, ON THE WEST - PLOT NO. 3 IN BLOCK "B" THE NORTH - 30 FT. WIDE ROAD, ON THE SOUTH – CONSERVANCY LANE & PLOT NO. 5 IN BLOCK "B"

(3) The Document of Sale Deeds of All Apartments Owners.

(4) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 8633 dated 15-02-2010.

(5) Search report for 30 years from 1992 to 2022

2/- 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, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing **Plot No. 4** in Block – B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total **admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, bearing Corporation House No. 143/2, **City Survey No. 578 &579** and **Sheet No. 9 of Mouza - AJNI**, situated at Laxminagar, Nagpur, within the limits of the	(1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak

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Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR	Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe through their Power of Attorney holder M/s. Delta Developers, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer

(i) Qualifying comments / remarks if any: .... (No Comment)

In accordance with the available search from the online portal the Title of (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe through their Power of Attorney holder M/s. Delta Developers, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe through their Power of Attorney holder M/s. Delta Developers, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 19.08.2022

Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 578 and 579 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe recorded in the property Card City Survey No. 578 and 579 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block – B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, bearing Corporation House No. 143/2, City Survey No. 578 &579 and Sheet No. 9 of Mouza - AJNI, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 578 &579 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 8633 dated 15-02-2010 the name of (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr.

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Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block – B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, bearing City Survey No. 578 &579 and Sheet No. 9 of Mouza - AJNI, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur, having purchased the same by it from Dr. Mr. Bhaskar Ramchandra Chandorkar, by a Sale Deed 29-08-1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur at Registered Serial No. 3981 on even date.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron decided to develop the said Plot No. 4 in Block – B into a Residential Estate by constructing a Multistoreyed Building thereon consisting of 12 self contained separate apartments therein.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 4 in Block – B and to be known and styled as "SAPHALYA" and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/8147/12380 Dated 29-04-1980.

THAT the said State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron complete the construction of the said Multistoreyed Building known as "SAPHALYA" in accordance with the aforesaid duly sanctioned Plan dated 29-04-1980.

THAT On completion of the said Multistoreyed Building proportionate undivided share in the said Plot of land and apartments were transferred to the various Owner as under –

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed Sale Deed on 07-02-2008 relating to the Apartment No. A-1 on the GROUND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Smt. Rohini Sudhakar Kale, the Owner No. 1 hereinabove named, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 694/2008 on 07-02-2008.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron allotted the Apartment No. A-2 on the GROUND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur to Mr. Vinayak Krishna Kher, by an Allotment Letter dated 12-04-1988 and lateron executed Sale Deed on 05-02-2008 relating to the Apartment No. A-2 on the GROUND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Vinayak Krishna Kher, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 650/2008 on 05-02-2008.

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THAT the aforesaid Mr. Vinayak Krishna Kher left for heavenly abode on 05-09-2011 and consequent upon his death/demise their Apartment No. A-2 on the GROUND FLOOR of a building known and styled as "SAPHALYA" devolved upon his Widow Smt. Vinaya Vinayak Kher, Two Sons namely (1) Mr. Vishwajit Vinayak Kher, (2) Mr. Vineet Vinayak Kher and only married Daughter namely Mrs. Vidula Madhukar Mendhekar, by way of will and intestate succession being the legal heirs of the deceased.

THAT lateron (1) Smt. Vinaya Vinayak Kher, (2) Mr. Vishwajit Vinayak Kher, (3) Mrs. Vidula Madhukar Mendhekar relinquished their share in the Apartment No. A-2 on the GROUND FLOOR of a building known and styled as "SAPHALYA" in favour of Mr. Vineet Vinayak Kher, the Owner No. 2 hereinabove named, by Registered Relinquishment Deed dated 23-08-2012, which is duly registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Registered Serial No. 5127/2012 on 23-08-2012.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 05-02-2008 relating to the Apartment No. A-3 on the FIRST FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Gopal Manoharrao Bhakey, , which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 647/2008 on 05-02-2008.

THAT Mr. Gopal Manoharrao Bhakey left for heavenly abode on 12-01-2013 and consequent upon his death/demise his aforesaid property devolved upon his Son Mr. Rajeshwar Gopal Bhakey the Owner No. 3(A) hereinabove named and married Daughter Mrs. Girija Jitendra Joshi the Owner No. 3(B) hereinabove named, by way intestate succession being the legal heirs of the deceased.

WHEREAS State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed Dated 05-02-2008 relating to the Apartment No. A-4 on the FIRST FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Prabhakar Narayan Jawkhedkar, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 644/2008 on 05-02-2008; AND

THAT Mr. Prabhakar Narayan Jawkhedkar left for heavenly abode on 22-12-2013 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Usha Prabhakar Jawkhedkar, the Owner No. 4(A) hereinabove named and Only Son Mr. Mangesh Prabhakar Jawkhedkar, the Owner No. 4(B) hereinabove named, by way intestate succession being the legal heirs of the deceased.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed Dated 31-08-2005 relating to the Apartment No. A-5 on the FIRST FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Dattatraya Ramdas Kulkarni, which is duly registered in the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Registered Serial No. 2740 on 31-08-2005.

THAT Mr. Dattatraya Ramdas Kulkarni left for heavenly abode on 20-09-2013 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Sunita Dattatraya Kulkarni, the Owner No. 5(A) hereinabove named and Only Son Mr. Amitabh Dattatraya Kulkarni, the Owner No. 5(B) hereinabove named, Mr. Ashutosh Dattatraya Kulkarni, the Owner No. 5(C) hereinabove named, Mr. Abhijeet Dattatraya Kulkarni, the Owner No. 5(D) hereinabove named, by way intestate succession being the legal heirs of the deceased.

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THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 05-02-2008 relating to the Apartment No. A-6 on the SECOND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Pranshankar Bhanushankar Joshi, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 645/2008 on 05-02-2008.

THAT the aforesaid Mr. Pranshankar Bhanushankar Joshi lateron left for heavenly abode on 24-05-2021 and consequent upon his death, his aforesaid property devolved upon his widow namely Smt. Chandrika Pranshankar Joshi, Only Son Mr. Jignesh Pranshankar Joshi and only daughter namely Mrs. Milika Aniruddha Selukar, jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT Mrs. Milika Aniruddha Selukar relinquished their share in Apartment No. A-6 on the SECOND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of her brother Mr. Jignesh Pranshankar Joshi, by a Registered Relinquishment Deed Dated 16.06.2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 4305 on even date. As a result therefore the aforesaid (1) Smt. Chandrika Pranshankar Joshi, (2) Mr. Jignesh Pranshankar Joshi jointly have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 07-02-2008 relating to the Apartment No. B-1 on the GROUND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Deepak Dattatray Bhave, the Owner No. 7 hereinabove named, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 696/2008 on 07-02-2008.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 07-02-2008 relating to the Apartment No. B-2 on the GROUND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of (1) Smt Jayashre Gangadhar Dantale, (2) Smt. Sandhya Krushnarao Palsodkar, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 695/2008 on 07-02-2008.

THAT Smt Jayashre Gangadhar Dantale left for heavenly abode on 19.05.2018 and consequent upon her death/demise her aforesaid property devolved upon her daughter Smt. Sandhya Krushnarao Palsodkar, the Owner No. 8 hereinabove named hereinabove named, by way intestate succession being the only legal heir of the deceased.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron Sale Deed on 05-02-2008 relating to the Apartment No. B-3 on the FIRST FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Vinayak Moreshwar Raole, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 646/2008 on 05-02-2008.

THAT all the legal heirs of Mr. Vinayak Moreshwar Raole relinquished his property in favour of his Son Mr. Rajiv Vinayak Raole, the Owner No. 9 hereinabove named, by a Registered

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Relinquishment Deed dated 26-02-2015, which is duly Registered in the office of the Sub Registrar Nagpur-4 at Registered Serial No. 998/2015 on 26-02-2015.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 14-03-2008 relating to the Apartment No. B-4 on the FIRST FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Prasad Ramesh Koteshwar, the Owner No. 10 hereinabove named, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 1523/2008 on 14-03-2008.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed on Sale Deed on 05-02-2008 relating to the Apartment No. B-5 on the SECOND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Basantkumar Anantlal Tiwari, the Owner No. 11 hereinabove named, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 649/2008 on 05-02-2008.

THAT State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur lateron executed a Sale Deed on 05-02-2008 relating to the Apartment No. B-6 on the SECOND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of Mr. Damodar Govindrao Labhe, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 643/2008 on 05-02-2008.

THAT Mr. Damodar Govindrao Labhe executed his last WILL AND TESTAMENT on 04.11.2010 and thereby he bequeathed the said Apartment No. B-6 on the SECOND FLOOR of a building known and styled as "SAPHALYA", situated at Scientific Co-operative Housing Society Ltd., Laxminagar, Nagpur, in Tahsil and District – Nagpur in favour of his Son Mr. Nitin Damodar Labhe, the Owner No. 12 hereinabove named named, absolutely forever with heritable and transferable rights therein and the said Will Deed is registered in the Office of the Sub-Registrar Nagpur-1 at Registered Serial No. 5792 on 04.11.2010. The said Mrs. Mr. Damodar Govindrao Labhe left for heavenly abode on 30.03.2017and consequent upon her death/demise the said property devolved his son Mr. Nitin Damodar Labhe, became the Owner of the said property in terms of the aforesaid Will Dated 04.11.2010 with heritable and transferable rights therein.

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THAT, for the redevelopment the Developer will be required to obtain the lawful possession of the said Apartment by following the process of law and the Developer has voluntarily accepted to enter into instant agreement with the Owners who constitute majority of the members of the Owner society.

THAT as a result therefore the aforesaid Owner hereinabove named have now become the Joint/Co-Owner of the aforesaid entire property comprising Plot No. 4 in Block – B Together with the entire R.C.C. Superstructures comprising a Multistoreyed Building standing thereon known and styled as "SAPHALYA", situated at Laxminagar, Nagpur in Tahsil and District – Nagpur each consisting of proportionate Undivided share and interest therein.

THAT, for the sake of convenience the details of Ownership of each Owner in the aforesaid property is reproduced hereunder in a tabular form:

Sr. No.	Apartment Owner	Apartment No.	Existing Floor	Built-up area as per Sale Deed	Undivided share in land
1	Smt. Rohini Sudhakar Kale	A-1	GROUND	100.33	Proportionate
2	Mr. Vineet Vinayak Kher	A-2	GROUND	100.33	Proportionate
3	Mr. Rajeshwar Gopal Bhakey and Mrs. Girija Jitendra Joshi (before marriage name Girija Gopal Bhakey)	A-3	FIRST	100.33	Proportionate
4	Smt. Usha Prabhakar Jawkhedkar and Mr. Mangesh Prabhakar Jawkhedkar	A-4	FIRST	100.33	Proportionate
5	Mrs. Sunita Dattatraya Kulkarni, Mr. Amitabh Dattatraya Kulkarni, Mr. Ashutosh Dattatraya Kulkarni, Mr. Abhijeet Dattatraya Kulkarni,	A-5	SECOND	100.33	Proportionate
6	(1) Smt. Chandrika Pranshankar Joshi, (2) Mr. Jignesh Pranshankar Joshi	A-6	SECOND	100.33	Proportionate
7	Mr. Deepak Dattatray Bhave	B-1	GROUND	100.33	Proportionate

8	Smt. Sandhya Krushnarao Palsodkar	B-2	GROUND	100.33	Proportionate
9	Mr. Rajiv Vinayak Raole	B-3	FIRST	100.33	Proportionate
10	Mr. Prasad Ramesh Koteshwar	B-4	FIRST	100.33	Proportionate
11	Mr. Basantkumar Anantlal Tiwari	B-5	SECOND	100.33	Proportionate
12	Mr. Nitin Damodar Labhe	B-6	SECOND	100.33	Proportionate

THAT the aforesaid Multistoreyed Building is now too old and may require huge expenditure for the same and consequentially therefore State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur the Owner hereinabove named has now decided to demolish the said existing Multistoreyed Building and to Re-Develop the said property bearing Plot No. 4 containing by total admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.) into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein and accordingly the aforesaid State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur and Owners decided to reconstruct/re-develop the said property.

THAT the Owners hereinabove named has now decided to develop the said Plot No. 4 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT accordingly by an Agreement of Development Dated 19-07-2021 the Owners hereinabove named has entrusted the entire work of Development of the said Plot No. 4 to M/s. Delta Developers, a Partnership Firm, having its Office at Plot No. 54/B, Shri Tower, Near Sai Watika Lawn, Shankar Nagar, Nagpur, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer/Promoter hereinabove, upon the several terms and conditions contained therein and the said Agreement of Development is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 5367/2021 on 19-07-2021. By the same Agreement he further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot No. 4 in favour of each such individual buyer as may be nominated by M/s. Delta Developers, the Developer hereinabove named.

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54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT for completion of the said proposed Multistoreyed Building, the Owners hereinabove named has executed General Power of Attorney in favour of M/s. Delta Developers, a Partnership Firm, having its Office at Plot No. 54/B, Shri Tower, Near Sai Watika Lawn, Shankar Nagar, Nagpur, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer hereinabove on 08.11.2019 and thereby allowed to develop the said property and the said Attorney is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 5368/2021 on 19-07-2021.

THAT, in pursuance of the aforesaid Agreement, the Confirming Party has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 4 and to be known and styled as **"SAFALYA"** and the same is duly sanctioned and approved by Deputy Director, Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No. 168/BP/AJNI/TP/NMC/1104 Dated 06-07-2022.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) Sale Deed on 07-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Smt. Rohini Sudhakar Kale, Registered Serial No. 694/2008 on 07-02-2008.

(ii) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Vinayak Krishna Kher, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 650/2008 on 05-02-2008.

(iii) Relinquishment Deed dated 23-08-2012 executed by (1) Smt. Vinaya Vinayak Kher, (2) Mr. Vishwajit Vinayak Kher, (3) Mrs. Vidula Madhukar Mendhekar in favour of Mr. Vineet Vinayak Kher, Registered Serial No. 5127/2012 on 23-08-2012.

(iv) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Gopal Manoharrao Bhakey, Registered Serial No. 647/2008 on 05-02-2008. Mr. Gopal Manoharrao Bhakey left for heavenly abode on 12-01-2013 and consequent upon his death/demise his property devolved upon his Son Mr. Rajeshwar Gopal Bhakey and married Daughter Mrs. Girija Jitendra Joshi.

(v) Sale Deed Dated 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Prabhakar Narayan Jawkhedkar, Registered Serial No. 644/2008 on 05-02-2008. Mr. Prabhakar Narayan Jawkhedkar left for heavenly abode on 22-12-2013 and consequent upon his death/demise his property devolved upon his Widow Smt. Usha Prabhakar Jawkhedkar, Mr. Mangesh Prabhakar Jawkhedkar.

(vi) Sale Deed Dated 31-08-2005 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Dattatraya Ramdas Kulkarni, Registered Serial No. 2740 on 31-08-2005. Mr. Dattatraya

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Ramdas Kulkarni left for heavenly abode on 20-09-2013 and consequent upon his death/demise his property devolved upon his Widow Smt. Sunita Dattatraya Kulkarni, and Son Mr. Amitabh Dattatraya Kulkarni, Mr. Ashutosh Dattatraya Kulkarni, Mr. Abhijeet Dattatraya Kulkarni.

(vii) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Pranshankar Bhanushankar Joshi, Registered Serial No. 645/2008 on 05-02-2008. The aforesaid Mr. Pranshankar Bhanushankar Joshi lateron left for heavenly abode on 24-05-2021 and consequent upon his death, his property devolved upon his widow namely Smt. Chandrika Pranshankar Joshi, Only Son Mr. Jignesh Pranshankar Joshi and only daughter namely Mrs. Milika Aniruddha Selukar.

(viii) Registered Relinquishment Deed Dated 16.06.2021 executed by Mrs. Milika Aniruddha Selukar in favour of Mr. Jignesh Pranshankar Joshi, Registered Serial No. 4305 on even date.

(ix) Sale Deed on 07-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Deepak Dattatray Bhave, Registered Serial No. 696/2008 on 07-02-2008.

(x) Sale Deed on 07-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of (1) Smt Jayashre Gangadhar Dantale, (2) Smt. Sandhya Krushnarao Palsodkar, Registered Serial No. 695/2008. Smt Jayashre Gangadhar Dantale left for heavenly abode on 19.05.2018 and consequent upon her death/demise her property devolved upon her daughter Smt. Sandhya Krushnarao Palsodkar.

(xi) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Vinayak Moreshwar Raole, Registered Serial No. 646/2008 on 05-02-2008. Registered Relinquishment Deed dated 26-02-2015 in favoru of Mr. Rajiv Vinayak Raole, Registered Serial No. 998/2015 on 26-02-2015.

(xii) Sale Deed on 14-03-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Prasad Ramesh Koteshwar, Registered Serial No. 1523/2008 on 14-03-2008.

(xiii) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Basantkumar Anantlal Tiwari, Registered Serial No. 649/2008 on 05-02-2008.

(xiv) Sale Deed on 05-02-2008 executed by State Bank of India Supervising Officials' "Saphalya" Co-operative Housing Society Ltd., Nagpur in favour of Mr. Damodar Govindrao Labhe, Registered Serial No. 643/2008 on 05-02-2008.

(xv) Will Deed dated 04-11-2010 executed by Mr. Damodar Govindrao Labhe and thereby he bequeathed his property in favour of his Son Mr. Nitin Damodar Labhe.

(xvi) Development Agreement Dated 19-07-2021 executed by (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet

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Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe in favour of M/s. Delta Developers acting through its Partners (1) Mr. Narendra Baburao Satpute, (2) Mr. Jeevan Gulabrao Ghime.

(xvii) General Power of Attorney Dated 19-07-2021 executed by (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe in favour of M/s. Delta Developers acting through its Partners (1) Mr. Narendra Baburao Satpute, (2) Mr. Jeevan Gulabrao Ghime.

(xviii) Building Permit and Sanctioned Map Dated 06-07-2022

THAT all the aforesaid documents produced before by (1) Smt. Rohini Sudhakar Kale, (2) Mr. Vineet Vinayak Kher, (3-A) Mr. Rajeshwar Gopal Bhakey, (3-B) Mrs. Girija Jitendra Joshi (4-A) Smt. Usha Mr. Prabhakar Jawkhedkar, (4-B) Mr. Mangesh Prabhakar Jawkhedkar, (5-A) Mrs. Sunita Dattatraya Kulkarni, (5-B) Mr. Amitabh Dattatraya Kulkarni, (5-C) Mr. Ashutosh Dattatraya Kulkarni, (5-D) Mr. Abhijeet Dattatraya Kulkarni, (6-A) Smt. Chandrika Pranshankar Joshi, (6-B) Mr. Jignesh Pranshankar Joshi, (7) Mr. Deepak Dattatray Bhave, (8) Smt. Sandhya Krishnarao Palsodkar, (9) Mr. Rajiv Vinayak Raole, (10) Mr. Prasad Ramesh Koteshwar, (11) Mr. Basantkumar Anantlal Tiwari, (12) Mr. Nitin Damodar Labhe through their Power of Attorney holder M/s. Delta Developers, acting through its Partners, (i) Mr. Narendra Baburao Satpute, (ii) Mr. Jeevan Gulabrao Ghime, the Developer to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 4 in Block – B Mouza of Mouza Ajni in Tahsil and Disttrict Nagpur of the period of 30 (Thirty) Years (i.e. 1992 to 2022 by depositing necessary search fees online with the the depart of Registration vide GRN No. MH006566784202223E dated 19-08-2022 for the period of 1992 to 2022. The receipts of the same are enclosed herewith.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 19.08.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN
MTR Form Number-6

N MH006566784202223E	BARCODE	Date 19/08/2022-08:50:56	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	Adv Ashwin Patil
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	Flat/Block No.	Plot No. 54
		Premises/Building	
		Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee years 1992 to 2022 of Plot No. 4 Mouza Ajni CTS No.578 579 SheetNo. 9 TahDist NGP
		Amount In Words	Four Hundred Fifty Rupees Only

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022081949081	IK0BVRWRZ5
Cheque/DD No.		Bank Date	RBI Date	19/08/2022-08:24:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822936551

Department ID :

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.

Print Date 19-08-2022 08:51:52