267/8027 पावती Original/Duplicate
Tuesday,October 12 ,2021 नोंदणी क्र. :39म
3:05 PM Regn.:39M

पावती क्रं.: 10297 दिनांक: 12/10/2021

गावाचे नाव: वेंडरा
दस्तऐवजाचा अनुक्रमांक: नगन4-8027-2021
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: श्रीवारी प्रॉपरटीज तर्फे भागीदार क्र. 1 सदानंद माधवराव कोकाटे , .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1980.00
पृष्ठांची संख्या: 99	
एकूण:	रु. 31980.00

आपणास मूळ दस्त ,DELIVERED सूची-२ अदाज
3:24 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक NGP4
नागपूर शहर क्र. ४

बाजार मुल्य: रु.55609000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 2780450/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007187263202122E दिनांक: 12/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 60/-
3) देयकाचा प्रकार: DHC रक्कम: रु.1920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1210202105764 दिनांक: 12/10/2021
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007167853202122E	BARCODE		Date	06/10/2021-18:18:44	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ACZFS0524J
Office Name	NGP4_J1 NAGPUR NO 4 SUB REGISTRAR	Full Name	SHRIVARI PROPERTIES
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	City Survey No. 1430 Plot No. 20
Account Head Details	**Amount in Rs.**	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	Mouza Landhra
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AQBPG9333K~SecondPartyName=CHETAN HARISH GAURI~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021100841324	IX0BHYZQQ1
Cheque/DD No.		Bank Date	RBI Date	06/10/2021-18:24:19	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850585050

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 06-10-2021 06:19:22

नागन-४
6026 / 2021
9/22

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.

(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 78/2021
Date 27/8/2021

Received From Shri/Smt./M/s SHRIVARI PROPERTIES
Residing at NAGPUR
Market Value Rs. 5,56,09,000/-
Stamps duty of Rs. 27,80,450/- (in words Rs. Twenty seven lakh Eighty thousand Fourhundred Fifty only.
Paid vide e-Challan No. MH007089319202122E date 5/10/2021

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 27,80,450/- (in words Rs. Twenty seven lakh Eighty thousand Fourhundred Fifty only.) with which instrument is chargeable has been paid as per Article 5(J-9) of Schedule-I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

5-10-21

Collector of Stamps
Nagpur City

Nagpur
Date : 5.10.21

हे आदेश मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

5-10-21

मुद्रांक जिल्हाधिकारी
नागपूर शहर

Jt. Dist. Registrar Cl-I & Collector of Stamps ★ NAGPUR CITY ★

AGREEMENT OF RE-DEVELOPMENT

MARKET VALUE ₹. 05,56,09,000/— /- ONLY

(Item No. _____, Page No. _____, @ ₹. _____/- Sq. Mtrs.)

THIS AGREEMENT OF RE-DEVELOPMENT is made at Nagpur on this 12th Day of OCTOBER, 2021 BETWEEN –

(1-A) MR. CHETAN S/o HARISH GAURI, Aged about 31 Years, Occupation - Business, (Income Tax PAN – AQBPG9333K) (Aadhar No. 5399 0809 5199) (Mobile No. 9923354173),

(1-B) SMT. ARCHANA W/o HARISH GAURI, Aged about 50 Years, Occupation - Housewife, (Income Tax PAN – AQRPG7656B) (Aadhar No. 2608 9984 0655),

(1-C) MRS. ASHWINI D/o DILIP DORLE (after marriage name – MRS. ASHWINI W/o CHETAN GAURI), Aged about 27 Years, Occupation - Business, (Income Tax PAN – GDDPD9643E) (Aadhar No. 6108 4650 1348),

The aforesaid Nos. (1-a) to (1-b) all resident of Shriram Apartment, First Floor, Plot No. 213, Bajaj Nagar, Nagpur, Pin Code No. 440010, Tahsil and District -NAGPUR

नगन-8
2026/2029
3/CR

JOINT SUB-REGISTRAR CLASS-I NAGPUR

(2-A) MR. HEMKANT S/o PRAKASH LIMAYE, Aged about 46 Years, Occupation - Service, (Income Tax PAN – AAKPL9378G) (Aadhar No. 5211 4212 6339) (Mobile No. 9980060011),

(2-B) SMT. MUGDHA Wd/o LATE MR. GHANANAND LIMAYE, Aged about 42 Years, Occupation - Service, (Income Tax PAN – AGFPC0060K) (Aadhar No. 4347 5610 7165) (Mobile No. 9980060011),

(2-C) ARJUN S/o LATE MR. GHANANAND LIMAYE, Aged about 13 Years, (Aadhar No. _____) acting through his Guardian Mother **SMT. MUGDHA Wd/o LATE MR. GHANANAND LIMAYE**

(3-A) MR. RAGHUNATH S/o GOVIND PATHARKAR, Aged about 88 Years, Occupation – Retired, (Income Tax PAN – BIVPP8682B) (Aadhar No. 4664 0245 1663) (Mobile No. 9423411870),

(3-B) MRS. PRATIBHA W/o RAGHUNATH PATHARKAR, Aged about 73 Years, Occupation - Housewife, (Income Tax PAN – ACBPP3654L) (Aadhar No. 7690 5449 4255),

The aforesaid Nos. (3-A) and (3-B) acting through their duly Constituted Attorney **MR. PRAMOD S/o RAGHUNATH PATHARKAR,** Aged about 54 Years, Occupation – Service, (Aadhar No. 3739 8587 8544) (Mobile No. 9423411870),

(4) SMT. MINAL W/o MADHUKAR GHUSE, Aged about 68 Years, Occupation – Housewife, (Income Tax PAN – BLUPG1504M) (Aadhar No. 9040 3048 0576) (Mobile No. 7888066030),

(5-A) SMT. VAISHALI Wd/o VILAS KHEDKAR, Aged about 61 Years, Occupation – Housewife, (Income Tax PAN – BREPK7720F) (Aadhar No. 2436 2547 5470) (Mobile No. 9765011223),

(5-B) MRS. VAISHNAVI W/o NITESH JICHKAR, Aged about 36 Years, Occupation – Service, (Income Tax PAN – CENPK1641E) (Aadhar No. 2433 3863 5995),

(6) MR. PREMKUMAR S/o RAMCHARAN JAISWAL, Aged about 61 Years, Occupation – Business, (Income Tax PAN – ABZPJ1536G) (Aadhar No. 6732 2812 1299) (Mobile No. 9869317362),

(7) MRS. ACHALA W/o SHRIPAD PRABHUNE, Aged about 62 Years, Occupation – Housewife, (Income Tax PAN – BBLPP2679F) (Aadhar No. 9338 7311 2464) (Mobile No. 9850043734),

(8-A) MR. VIVEK S/o ANANT DESHPANDE, Aged about 62 Years, Occupation – Retired, (Income Tax PAN – ALUPD9951C) (Aadhar No. 2167 8229 6402) (Mobile No. 9975271385),

(8-B) MRS. RASIKA W/o VIVEK DESHPANDE, Aged about 57 Years, Occupation – Service, (Income Tax PAN – ABFPD7050B) (Aadhar No. 9107 7140 2289) (Mobile No. 9890576103),

(9-A) MR. ASHWIN S/o DHANANJAY JOSHI, Aged about 42 Years, (Income Tax PAN – AHKPJ6570H) (Aadhar No. 7118 7134 5622), acting through his duly Constituted Attorney **MRS. RENUKA SARANG DESHMUKH**, Aged 38 Years, Resident of Plot No. 11, Indranil South Ambazari Road, Near Water Tank, Laxmi Nagar, Nagpur.

C026

(9-B) SMT. RENUKA W/o SARANG DESHMUKH, Aged about 63 Years, Occupation – Housewife, (Income Tax PAN – AIFPJ5206L) (Aadhar No. 5633 9755 9266) (Mobile No. 9823131613),

(10) MRS. PREETI W/o SANJAY KOPULWAR, Aged about 40 Years, Occupation - Doctor, (Income Tax PAN – AVXPK2891H) (Aadhar No. 9457 4763 8188),

(11) MR. AJINKYA S/o SHRIPAD PRABHUNE, Aged about 31 Years, Occupation – Service, (Income Tax PAN – BPWPP8811A) (Aadhar No. 7014 4637 8748) (Mobile No. 8888848734),

(12) SMT. MOHINI W/o UTTAM BUTY Aged about 75 Years, Occupation – Housewife, (Income Tax PAN – ABNPB0871A) (Aadhar No. 2705 4864 9186) (Mobile No. 9890730660),

(13) MRS. DARSHANA W/o SADANAND KOKATE, Aged about 44 Years, (Income Tax PAN – ARBPK8535A) (Aadhar No. 6031 6872 2843) (Mobile No. 9850565050),

(14) SMT. NANDINI W/o PRADEEP SOHALE, Aged about 56 Years, Occupation – Housewife, (Income Tax PAN – AMQPS5017C) (Aadhar No. 3353 1128 3078),

(15-A) SMT. DOLLY Wd/o LATE MR. AVATARSINGH MADHUR, Aged about 64 Years, Occupation – Housewife, (Income Tax PAN – AKFPM3437Q) (Aadhar No. 2317 7897 6604) (Mobile No. 9595573577),

(15-B) MR. CHARANJEET SINGH MADHUR S/o LATE MR. AVATARSINGH MADHUR, Aged about 33 Years, (Income Tax PAN – BREPM0059D) (Aadhar No. 2984 3769 3812),

(15-C) MR. VIKRAMJEET SINGH MADHUR S/o LATE MR. AVATARSINGH MADHUR, Aged about 28 Years, (Income Tax PAN – BMGPM4282H) (Aadhar No. 8069 5610 2371),

(16) MR. MADHUKAR VISHWANATH GHUSE, Aged about 71 Years, Occupation – Retired, (Income Tax PAN – ABTPG5217D) (Aadhar No. 9775 3559 3629) (Mobile No. 7888046605),

All Residents of Ganraj and Ganpat Apartments, Plot No. 20, Bajaj Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, hereinafter all jointly called the **OWNERS,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **OWNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

SHRIVARI PROPERTIES, A Partnership Firm, having its Office at Plot No 180, Bajaj Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR (Income Tax PAN – ACZFS0524J) and acting through its Partners **(1) MR. SADANAND S/o MADHAVRAO KOKATE,** Aged about 50 Years, Occupation – Business, (Income Tax PAN - AHXPK1406G) (Aadhar No. 596421130199) (Mobile No. 9850565050) Resident of Plot No. 54, Pandurang Gawande Layout, Telecom Nagar, Nagpur, Pin Code No. 440022, Tahsil and District – NAGPUR, **(2) MR. VITTHAL S/o RAMCHANDRA**

नागपूर-३
2026 / 2029
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BAJIRAO, Aged about 50 Years, Occupation – Business, (Income Tax PAN – AFUPB9196D) (Aadhar No. 5136 5523 7713) (Mobile No. 9823154240) Resident of Plot No. 40, Bajaj Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, hereinafter called the **DEVELOPER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNER,** as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Owners abovenamed are jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 20, containing by admeasurements **708 Sq. Mtrs. (i.e. 7620.91 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 252/3-2 of Mouza – LENDHRA, TOGETHERWITH the existing Multistoreyed Building standing thereon consisting of 16 separate Apartments therein and known and styled as **"GANRAJ & GANPAT APARTMENTS",** bearing Corporation House No. 167, City Survey No. 1430 and Sheet No. 82 (Old No. 85/49), situated at Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 20, containing by admeasurements 708 Sq. Mtrs. (i.e. 7620.91 Sq. Ft.), being a portion of the entire land bearing Khasra No. 252/3-2 of Mouza – LENDHRA, bearing City Survey No. 1430 and Sheet No. 82 (Old No. 85/49), situated at Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, as a recorded Joint Owners thereof being their separate property; AND

WHEREAS the aforesaid Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, lateron decided to develop the said Plot No. 20 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, have accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 20 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/7517/12164 Dated 24.04.1979; AND

WHEREAS the said Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, lateron complete the construction of the said Multistoreyed Building in accordance with the aforesaid duly sanctioned Plan dated 24.04.1979. On completion of the said Multistoreyed Building consisting of 16 apartments the Apartment numbers are allotted as 1 to 16; AND

WHEREAS on completion of the said Multistoreyed Building, Shri. Waman Ganpat Joshi, lateron transferred/sold Apartment No. 1 on the Ground Floor of a building known and styled as "Ganpat Apartments" standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Smt. Jyoti Ramesh Dayalkar and Mr. Ramesh Dattapant Dayalkar, by a Sale Deed dated 26.03.1998, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1A, Volume No. 857 on Pages 169 to 175 at Registered Serial No. 866/1998 on even date; AND

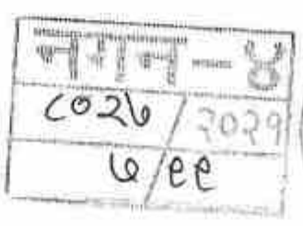
WHEREAS Smt. Jyoti Ramesh Dayalkar and Mr. Ramesh Dattapant Dayalkar lateron transferred/sold Apartment No. 1 on the Ground Floor of a building known and styled as "Ganpat Apartments" standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to (1) Mr. Chetan Harish Gauri, (2) Smt. Archana Harish Gauri, (3) Ms. Ashwini Dilip Dorle (after marriage name - Mrs. Ashwini Chetan Gauri), the Owner Nos. (1-a) and (1-b) (1-c) named hereinabove, by a Sale Deed dated 31-03-2021 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 3817/2021 on 27-05-2021; AND

WHEREAS in the like manner the aforesaid Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 2 on the Ground Floor of a building known standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Prakash Vinayak Limaye and Mrs. Anjali Prakash Limaye, by a Sale Deed dated 23.08.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 294 on Pages 45 to 48 at Registered Serial No. 1103(P) on even date; AND



WHEREAS the aforesaid Mrs. Anjali Prakash Limaye left for heavenly abode on 28.01.2006 and consequent upon her death/demise, her undivided share in the aforesaid property devolved upon her two sons namely Mr. Hemkant Prakash Limaye, the Owner No. (2-a) & Mr. Ghananand Prakash Limaye jointly by way of intestate succession being the only heirs of the deceased and the same is also mutated in their names in all relevant records; AND

WHEREAS the aforesaid Mr. Ghananand Prakash Limaye left for heavenly abode on 05-01-2013 and consequent upon his death/demise, his undivided share in the aforesaid property devolved upon widow namely Smt. Mugdha Ghananand Limaye, only son namely Arjun Ghananand Limay, jointly by way of intestate succession being only heirs of the deceased; AND





WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 3 on the Ground Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Raghunath Govind Patharkar and Smt. Pratibha Raghunath Patharkar, the Owner Nos. (3-a) and (3-b), by a Sale Deed dated 05.11.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1A, Volume No. 299 on Pages 129 to 132 at Registered Serial No. 1451(P) on 06.11.1979; AND

WHEREAS in the like manner the aforesaid Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, lateron transferred/sold Apartment No. 4 on the Ground Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Prabhakar Nilkantha Rajkarne & Mr. Dilip Prabhakar Rajkarne, by a Sale Deed dated _____, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1A, at Registered Serial No. _____ on even date; AND

WHEREAS the aforesaid Mr. Prabhakar Nilkantha Rajkarne & Mr. Dilip Prabhakar Rajkarne through their Attorney Mr. Moreshwar Waman Kolhatkar lateron transferred the said property comprising Apartment No. 4 on the Ground Floor of a building standing on Plot No. 20, situated at Bajaj Nagar, Nagpur, by way of sale to Smt. Minal Madhukar Ghuse the Owner No. 4 named hereinabove, by a Sale Deed Dated 12.12.1982, which is duly registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1A, Volume No. 516 on Pages 3 to 6 at Serial No. 9965 on 14.12.1982 and the same is also mutated in her name in all relevant records; AND

WHEREAS in the like manner the aforesaid Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 5 on the First Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur, by way of sale to Mr. Keshav Bhagwat Khedkar, by a Sale Deed dated 30.08.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 293 on Pages 170 to 173 at Registered Serial No. 1142(P) on 31.08.1979; AND

WHEREAS the aforesaid Mr. Keshav Bhagwat Khedkar left for heavenly abode on 09.12.2010, leaving behind him, his widow namely Smt. Kamal Keshav Khedkar, three sons namely (1) Mr. Vinod Kehsav Khedkar, (2) legal heirs of Late Mr. Vilas Keshav Khedkar, who died on 08.06.1997 namely (2-a) Smt. Vaishali Vilas Khedkar and (2-b) Mrs. Vaishnavi Nitesh Jichkar (before marriage Miss. Vaishnavi Vilas Khedkar) and (3) legal heirs of Late Mr. Pramod Keshav Khedkar, who died on 08.04.2008 namely (3-a) Smt. Renuka Pramod Khedkar, (3-b) Mr. Prasad Pramod



Khedkar & (3-c) Mrs. Prachi Niranjan Kanvinde (before marriage Miss. Prachi Pramod Khedkar) by way of intestate succession being only heirs of the deceased; AND

WHEREAS during the course of time the aforesaid Smt. Kamal Keshav Khedkar lateron relinquished her undivided share in the aforesaid property in favour Smt. Vaishali Vilas Khedkar and Mrs. Vaishnavi Nitesh Jichkar, by a Release Deed Dated 15.04.2014, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2381 on even date; AND

WHEREAS out of the aforesaid legal heirs namely (1) Mr. Vinod Kehsav Khedkar, (2) Smt. Renuka Pramod Khedkar, (3) Mr. Prasad Pramod Khedkar & (4) Mrs. Prachi Niranjan Kanvinde lateron transferred/sold their undivided share in the aforesaid property bearing Apartment No. 5 on the First Floor of a building standing on Plot No. 20, Situated at Bajaj Nagar, Nagpur by way of Sale to Smt. Vaishali Vilas Khedkar and Mrs. Vaishnavi Nitesh Jichkar, the Owner Nos. (5-a) and (5-b) named hereinabove, by a Sale Deed Dated 15.04.2014, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2382/2014 on even date; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 6 on the First Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. N. Shrinivasan Iyer, by a Sale Deed dated 16.10.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 298 on Pages 76 to 79, at Registered Serial No. 1390(P) on even date; AND

WHEREAS the aforesaid Mr. N. Shrinivasan Iyer later on transferred the said property by way of Sale to Mr. Rajgopalan K. Chinnswami, by a Sale Deed Dated 08.09.2003, which is duly registered in the Office of the Sub Registrar, Nagpur in Book No. 1 at Sr. No. 5200 on even date; AND

WHEREAS the aforesaid the then Owner Mr. Rajgopalan K. Chinnaswami lateron transferred the aforesaid property bearing Apartment No. 6 on the First Floor by way of Sale to Mr. Premkumar Ramcharan Jaiswal, the Owner No. 6 name hereinabove, by a Sale Deed Dated 01.12.2015, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 7742/2015 on even date; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 7 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil

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and District – Nagpur by way of sale to Mr. Dattatray Narayan Kale & Smt. Suman Dattatraya Kale by a Sale Deed dated 06.10.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, at Registered Serial No. 12379 on even date; AND

WHEREAS the aforesaid Mr. Dattatray Narayan Kale & Smt. Suman Dattatraya Kale lateron transferred the aforesaid property bearing Apartment No. 7 on the Second Floor by way of Sale to Mr. Shripad Digambar Prabhune, by a Sale Deed Dated 16.01.1990, which is duly registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 1089 on Pages 16 to 18 at Sr. No. 595(P) on even date; AND

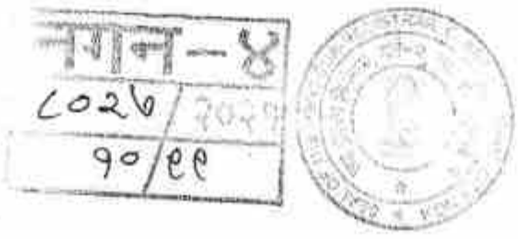
WHEREAS the aforesaid Mr. Shripad Digambar Prabhune lateron gifted/donated the said property by way of Gift to Mrs. Achala Shripad Prabhune, the Owner No. 7 named hereinagbove, by a Gift Dated 10.11.2017, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7200 on even date; AND

WHEREAS in the like manner Apartment No. 8 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur, originally belonged to Mr. Vithal Ganpat Joshi, as a recorded Owner thereof having acquired the same by him by a Apartment Deed; AND

WHEREAS the aforesaid Mr. Vithal Ganpat Joshi left for heavenly abode on 31.08.1989 and consequent upon his death, the aforesaid property devolved upon his legal heirs are (1) Smt. Pramila Vitthalrao Joshi, (2) Mrs. Madhavi Anant Shastri, (3-i) Mrs. Shraddha Vijay Pathak, (3-ii) Ku. Shruti Ashokrao Bawase, (3-iii) Mr. Kapil Ashokrao Bawse, (4) Mrs. Seema Arvindrao Deshmukh, (5) Mrs. Shraddha Shrikantrao Deshpande, (6) Mr. Mohan Vitthalrao Joshi & (7) Ku. Nilima Vitthalrao Joshi, by way of intestate succession being only heirs of the deceased; AND

WHEREAS the aforesaid (1) Smt. Pramila Vitthalrao Joshi, (2) Mrs. Madhavi Anant Shastri, (3-i) Mrs. Shraddha Vijay Pathak, (3-ii) Ku. Shruti Ashokrao Bawase, (3-iii) Mr. Kapil Ashokrao Bawse, (4) Mrs. Seema Arvindrao Deshmukh, (5) Mrs. Shraddha Shrikantrao Deshpande, (6) Mr. Mohan Vitthalrao Joshi & (7) Ku. Nilima Vitthalrao Joshi lateron transferred the said property by way of Sale to Mrs. Veena Anant Deshpande, by a Sale Deed/Deed of Apartment dated 25.04.1996, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, at Registered Serial No. 3069(P) on even date; AND

WHEREAS the aforesaid Mrs. Veena Anant Deshpande lateron donated/gifted her aforesaid property bearing Apartment No. 8 on the First Floor by way of Gift to Mr. Vivek Anantrao Deshpande and Mrs. Rasika Vivek Deshpande, the Owner Nos. (8-a)



and (8-b) named hereinabove by a Gift Deed Dated 25.09.2001, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 633 on even date; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 9 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Dhananjay Vishwanath Joshi and Smt. Shailaja Dhananjay Joshi, by a Sale Deed dated 24.08.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 294 on Pages on 77 to 80 at Registered Serial No. 1107(P) on even date; AND

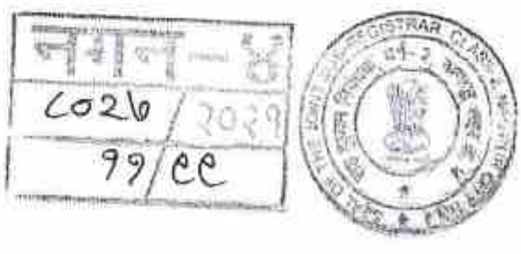
WHEREAS the aforesaid Mr. Dhananjay Vishwanath Joshi left for heavenly abode on 29.01.2007 and Smt. Shailaja Dhananjay Joshi left for heavenly abode on 25.06.2009 and leaving behind them, their aforesaid property devolved upon their legal heirs namely Mr. Ashwin Dhananjay Joshi and Mrs. Renuka Sarang Deshmukh, the Owner Nos. (9-a) and (9-b) named hereinabove, by way of intestate succession being only heirs of the deceased; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 10 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Smt. Padmaja Padmakar Joshi and Aniruddha Padmakar Joshi, by a Sale Deed dated 10.12.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 302 on Pages on 95 to 98 at Registered Serial No. 302(P) on 12.12.1979; AND

WHEREAS the aforesaid Smt. Padmaja Padmakar Joshi and Aniruddha Padmakar Joshi lateron transferred the said property by way of Sale to Mr. Harshalkumar Sureshkumar Ninawe, by a Sale Deed Dated 20.10.1997, which is duly registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1A, Volume No. 784 on Pages 171 to 176 at Sr. No. 3060 on even date; AND

WHEREAS the aforesaid Mr. Harshalkumar Sureshkumar Ninawe lateron transferred the aforesaid property bearing Apartment No. 10 on the Second Floor by way of Sale to Mr. Kishor Vishwasrao Shirpurkar, by a Sale Deed Dated 12.12.2003, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3, in Book No. 1 at Sr. No. 104/2004 on 08.01.2004; AND

WHEREAS the aforesaid Mr. Kishor Vishwasrao Shirpurkar lateron transferred the aforesaid property bearing Apartment No. 10 on the Second Floor by way of Sale to



Mrs. Preeti Sanjay Kopulwar, the Owner No. 10 named hereinabove by a Sale Deed Dated 28-07-2021, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4, in Book No. 1 at Sr. No. 5720/2021 on 28-07-2021; AND

WHEREAS in the like manner the Apartment No. 11 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur, originally belonged to Mr. Maroti Raghoji Koichade, having purchased the same by him by a Sale Deed dated 21.12.1991, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, at Registered Serial No. 12379 on even date; AND

WHEREAS the aforesaid Mr. Maroti Raghoji Koichade lateron transferred the said property bearing Apartment No. 11 on the Second Floor by way of Sale to Mr. Shripad Digambar Prabhune by a Sale Deed Dated 03.02.2003, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 721/2003 on 03.02.2003; AND

WHEREAS the aforesaid Mr. Shripad Digambar Prabhune lateron gifted/donated the said Apartment No. 11 on the Second Floor by way of Gift to Mr. Ajinkya Shripad Prabhune, the Owner No. 11 named hereinabove, by a Gift Deed Dated 10.11.2017, which is duly registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7201/2017 on even date; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 12 on the Second Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Smt. Mohini Digambar Soman, by a Sale Deed dated 09.01.1980, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 308 on Pages on 5 to 8 at Registered Serial No. 82(P) on 14.01.1980; AND

WHEREAS, as per Notification No. S-938 of Government of Maharashtra Gazette Dated 07.05.1987, the name of the above Smt. Mohini Digambar Soman has been amended/changed and now her name is Smt. Mohini Uttam Butty, the Owner No. 12 named hereinabove and same is registered in all government offices; AND

WHEREAS in the like manner Apartment No. 13 on the Third Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur, originally belonged to Mr. Madhao Ganpat Joshi, as a recorded Owner thereof having acquired the same by him by a Apartment Deed; AND

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WHEREAS the aforesaid Mr. Madhao Ganpat Joshi left for heavenly abode on 03.10.1996 and consequent upon his death, the aforesaid property devolved upon his legal heirs are (1) Smt. Malati Madhao Joshi, (2) Mr. Deepak Madhao Joshi and (3) Mr. Prakash Madhao Joshi, by way of intestate succession being only heirs of the deceased; AND

WHEREAS the aforesaid (1) Smt. Malati Madhao Joshi, (2) Mr. Deepak Madhao Joshi and (3) Mr. Prakash Madhao Joshi lateron transferred the said property bearing Apartment No. 13 on the Third Floor by way of Sale to Mr. Ananthkrishnan Chidambaram Iyer, by a Sale Deed dated 03.04.1999, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Addl. Book No. 1A, at Registered Serial No. 580(P) on even date; AND

WHEREAS the aforesaid Mr. Ananthkrishnan Chidambaram lateron transferred the said property bearing Apartment No. 13 on the Third Floor by way of Sale to Mr. Abhay Ramchandra Marawar, by a Sale Deed dated 06.07.2015, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1, at Registered Serial No. 4376/2015 on 06.07.2015; AND

WHEREAS the aforesaid Mr. Abhay Ramchandra Marawar lateron transferred the said property bearing Apartment No. 13 on the Third Floor by way of Sale to Mrs. Darshana Sadanand Kokate, the Owner No. 13 named hereinabove by a Sale Deed dated 20-07-2021, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1, at Registered Serial No. 4360/2021 on 20-07-2021; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi, acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar lateron transferred/sold Apartment No. 14 on the Third Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Balkunj Vithal Senoy and Smt. Suman Vithal Senoy, by a Sale Deed dated 10-07-1980, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Registered at Serial No. 1484 on 10-07-1980; AND

WHEREAS the aforesaid Mr. Balkunj Vithal Senoy and Smt. Suman Vithal Senoy lateron transferred the said property by way of Sale to Dr. Mrs. Aparna Anand Sonwalkar, by a Sale Deed Dated 01.08.1989, which is duly registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. A1 at Registered Sr. No. 9264 on even date; AND

WHEREAS the aforesaid Dr. Mrs. Aparna Anand Sonwalkar lateron transferred the said property bearing Apartment No. 14 on the Third Floor by way of Sale to Mr. Pradeep Vyankatesh Balpande, by a Sale Deed Dated 06.01.1994, which is duly



registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. A1 at Registered Sr. No. 39(P) on even date; AND

WHEREAS the said Mr. Pradeep Vyankatesh Balpande lateron transferred the said property bearing Apartment No. 14 on the Third Floor by way of Sale to Mrs. Nandini Pradeep Sohale, the Owner No. 14 named hereinabove, by a Sale Deed Dated 14.06.2010, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 2779/2010 on even date; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateror transferred/sold Apartment No. 15 on the Third Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Smt. Pamadja @ Padma Padmakar Joshi, by a Sale Deed dated 12.12.1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 302 on Pages on 95 to 98 at Registered Serial No. 1616 on 12.12.1979; AND

WHEREAS the aforesaid Smt. Pamadja @ Padma Padmakar Joshi lateron transferred the said property by way of Sale to Mr. Bitla Rajeshwar Rao Narasayya, by a Sale Deed Dated 23.01.1998, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-8 in Addl. Book No. A1, Volume No. 832 on Pages 178 to 183 on Registered Sr. No. 259 on 23.01.1998 AND

WHEREAS the aforesaid Mr. Bitla Rajeshwar Rao Narasayya lateron transferred the said property bearing Apartment No. 15 on the Third Floor by way of Sale to Mr. Avtar Singh Dharam Singh Madhur and Smt. Dolly Avtar Singh Madhur, by a Sale Deed Dated 21.03.2005, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Registered Sr. No. 885 on even date; AND

WHEREAS during the course of time the aforesaid Mr. Avtar Singh Dharam Singh Madhur left for heavenly abode on 08-02-2016 and consequent upon his death/demise, his undivided share in the aforesaid property devolved upon his widow namely Smt. Dolly Avtar Singh Madhur, Two sons namely (1) Mr. Charanjeet Singh Madhur S/o Avtar Singh Madhur and (2) Mr. Vikramjeet Singh Madhur S/o Avtar Singh Madhur the Owner Nos. (15-a & 15-B) named hereinabove jointly by way of intestate succession being only heirs of the deceased; AND

WHEREAS in the like manner Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar, lateron transferred/sold Apartment No. 16 on the Third Floor of a building standing on the Plot No. 20, situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mr. Madhukar Vishwanath Ghus[illegible] the Owner No. 16 named hereinabove, by a Sale Deed dated 20.03.1980, which is duly registered

