Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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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. 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 a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"GANRAJ APARTMENT"**, 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 **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse acting through their Attorney Holder **SHRIVARI**

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Advocate
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Khamla Road, Nagpur-15

PROPERTIES acting through its Partners **(1) Mr. Sadanand Madhavrao Kokate and (2) Mr. Vitthal Ramchandra Bajirao** (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

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 a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"GANRAJ APARTMENT"**, 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, BOUNDARIES :- ON THE EAST - 30.00 FEET WIDE ROAD; ON THE WEST - HOUSE OF MR. JAMGADE'S; ON THE NORTH - 40 FEET WIDE ROAD & ON THE SOUTH - PLOT NO. 19.

(2) The Document of allotment of plot :-

(i) Sale Deed dated 31-03-2021 for Apartment No. 1 on the Ground Floor executed by Smt. Jyoti Ramesh Dayalkar and Mr. Ramesh Dattapant Dayalkar in favour of (1) Mr. Chetan Harish Gauri, (2) Smt. Archana Harish Gauri, (3) Ms. Ashwini Dilip Dorle (after marriage name - Mrs. Ashwini Chetan Gauri), which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3817/2021 on 27-05-2021.

(ii) Sale Deed Dated 23-08-1979 for Apartment No. 2 on the Ground Floor executed by Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar in favour of Mr. Prakash Vinayak Limaye and Mrs. Anjali Prakash Limaye, 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 23-08-1979.

(iii) Sale Deed Dated 05-11-1979 for Apartment No. 3 on the Ground Floor executed by Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar in favour of Mr. Raghunath Govind Patharkar and Smt. Pratibha Raghunath Patharkar, 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.

(iv) Sale Deed Dated 12-12-1982 for Apartment No. 4 on the Ground Floor executed by Mr. Prabhakar Nilkantha Rajkarne & Mr. Dilip Prabhakar Rajkarne through their Attorney Mr. Moreshwar Waman Kolhatkar in favour of Smt. Minal Madhukar Ghuse, 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.

(v) Sale Deed Dated 15-04-2014 for Apartment No. 5 on the First Floor executed by (1) Mr. Vinod Kehsav Khedkar, (2) Smt. Renuka Pramod Khedkar, (3) Mr. Prasad Pramod Khedkar & (4) Mrs. Prachi Niranjan Kanvinde in favour of Smt. Vaishali Vilas Khedkar and Mrs. Vaishnavi Nitesh Jichkar, which is duly registered in the

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

Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2382/2014 on 15-04-201.

(vi) Sale Deed Dated 01-12-2015 for Apartment No. 6 on the First Floor executed by Mr. Rajgopalan K. Chinnaswami in favour of Mr. Premkumar Ramcharan Jaiswal, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 7742/2015 on 01-12-2015.

(vii) Gift Deed Dated 10-11-2017 for Apartment No. 7 on the First Floor executed by Mr. Shripad Digambar Prabhune in favour of Mrs. Achala Shripad Prabhune, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7200 on 10-11-2017.

(viii) Gift Deed Dated 25-09-2001 for Apartment No. 8 on the First Floor executed by Mrs. Veena Anant Deshpande in favour of Mr. Vivek Anantrao Deshpande and Mrs. Rasika Vivek Deshpande, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 7742/2015 on 25-09-2001.

(ix) Sale Deed Dated 24.08.1979 for Apartment No. 9 on the Second Floor executed by Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar in favour of Mr. Dhananjay Vishwanath Joshi and Smt. Shailaja Dhananjay Joshi, 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 24-08-1979.

(x) Sale Deed Dated 28-07-2021 for Apartment No. 10 on the Second Floor executed by Mr. Kishor Vishwasrao Shirpurkar in favour of Mrs. Preeti Sanjay Kopulwar, 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.

(xi) Sale Deed Dated 10-11-2017 for Apartment No. 11 on the Second Floor executed by Mr. Shripad Digambar Prabhune in favour of Mr. Ajinkya Shripad Prabhune, which is duly registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7201/2017 on 10-11-2017.

(xii) Sale Deed Dated 09-01-1980 for Apartment No. 12 on the Second Floor executed by Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar in favour of Smt. Mohini Uttam Butti, 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.

(xiii) Sale Deed Dated 20-07-2021 for Apartment No. 13 on the Third Floor executed by Mr. Abhay Ramchandra Marawar in favour of Mrs. Darshana Sadanand Kokate, 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.

(xiv) Sale Deed Dated 14-06-2010 for Apartment No. 14 on the Third Floor executed by Mr. Pradeep Vyankatesh Balpande in favour of Mrs. Nandini Pradeep Sohale, 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 14-01-1980.

(xv) Sale Deed Dated 21-03-2005 for Apartment No. 15 on the Third Floor executed by Mr. Bitla Rajeshwar Rao Narasayya in favour of Mr. Avtar Singh Dharam Singh Madhur and Smt. Dolly Avtar Singh Madhur, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Registered Sr. No. 885 on 21-03-2005.

(xvi) Sale Deed Dated 20-03-1980 for Apartment No. 16 on the Third Floor executed by Shri. Vithal Ganpat Joshi, Shri. Waman Ganpat Joshi and Shri. Madhav Ganpat Joshi acting through their duly constituted Attorney Mr. Moreshwar Waman Kolhatkar in favour of Mr. Madhukar Vishwanath Ghuse, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 316 on Pages on 121 to 124 at Registered Serial No. 660(P) on 21-03-1980.

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

(3) Property Card of City Survey issued by Competent Authority Mutation Entry No. 55 dated 11.11.1986; 392 dated 25.08.1988; 3817 dated 05.08.2008; 5466 dated 04.10.2011; 5698 dated 27.12.2011; 7916 dated 12.05.2016; 8278 dated 06.02.2017; 8318 dated 28.02.2017; 8796 dated 15.01.2018; 8797 dated 15.01.2018; 9420 dated 15.01.2018; 10216 dated 26.02.2021; 10399 dated 30.11.2021; 10404 dated 08.12.2021; 10427 dated 01.01.2022 and 10501 dated 22.04.2022.

(4) 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. 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 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	(1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse

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

In accordance with the available search from the online portal the Title of (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs.

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Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 23.12.2022

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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 Nos. 55 dated 11.11.1986; 392 dated 25.08.1988; 3817 dated 05.08.2008; 5466 dated 04.10.2011; 5698 dated 27.12.2011; 7916 dated 12.05.2016; 8278 dated 06.02.2017; 8318 dated 28.02.2017; 8796 dated 15.01.2018; 8797 dated 15.01.2018; 9420 dated 15.01.2018; 10216 dated 26.02.2021; 10399 dated 30.11.2021; 10404 dated 08.12.2021; 10427 dated 01.01.2022 and 10501 dated 22.04.2022 issued by City Survey Office No. 3 as on date of application for registration

The name of (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse is recorded in the property Card City Survey Nos. 55 dated 11.11.1986; 392 dated 25.08.1988; 3817 dated 05.08.2008; 5466 dated 04.10.2011; 5698 dated 27.12.2011; 7916 dated 12.05.2016; 8278 dated 06.02.2017; 8318 dated 28.02.2017; 8796 dated 15.01.2018; 8797 dated 15.01.2018; 9420 dated 15.01.2018; 10216 dated 26.02.2021; 10399 dated 30.11.2021; 10404 dated 08.12.2021; 10427 dated 01.01.2022 and 10501 dated 22.04.2022 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. 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 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.

2) Mutation Entry -

The Property Card of City Survey Nos. 55 dated 11.11.1986; 392 dated 25.08.1988; 3817 dated 05.08.2008; 5466 dated 04.10.2011; 5698 dated 27.12.2011; 7916 dated 12.05.2016; 8278 dated 06.02.2017; 8318 dated 28.02.2017; 8796 dated 15.01.2018; 8797 dated 15.01.2018; 9420 dated 15.01.2018; 10216 dated 26.02.2021; 10399 dated 30.11.2021; 10404 dated 08.12.2021; 10427 dated 01.01.2022 and 10501 dated 22.04.2022 issued by City

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

Survey Office No. 3 reveal that the name of (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse are recorded as owners of the said land.

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

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

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

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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 Registered Sale Deed which is duly registered in the Office of the Joint Sub-Registrar, Nagpur.

THAT 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

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

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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

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

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.

THAT 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 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

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

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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

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

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.

THAT 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.

THAT 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.

THAT, 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 Butti, the Owner No. 12 named hereinabove and same is registered in all government offices.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

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

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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. 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.

THAT 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 at Registered Sr. No. 259 on 23.01.1998.

THAT 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.

THAT 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

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

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.

THAT 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 Ghuse, the Owner No. 16 named hereinabove, by a Sale Deed dated 20.03.1980, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 316 on Pages on 121 to 124 at Registered Serial No. 660(P) on 21.03.1980.

THAT as a result therefore the aforesaid Owners herein above named have now become the Joint/Co-Owners of the aforesaid entire property comprising Plot No. 20 Togetherwith the entire R.C.C. Superstructures comprising a Multistoreyed Building standing thereon known and styled as "Ganraj & Ganpat Apartments", situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur each consisting of Undivided share and interest therein.

THAT the said (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse jointly have now 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 the Owners further decided to retain the proportionate Undivided share in interest in the said Plot No. 20 Togetherwith 16 (Apartment) Apartments.

THAT, accordingly by an Agreement of Development dated 12.10.2021, the aforesaid (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse jointly have entrusted the entire work of Development of the said Plot No. 20 to Shrivari Properties acting through its Partners (1) MKr. Sadanand Madhavrao Kokate and (2) Mr. Vitthal Ramchandra Bajirao upon several terms and conditioned contained therein. The said Agreement of Development is duly

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

Registered in the office of the Sub Registrar Nagpur-4 in Book No. 1 at Registration Serial No. 8027/2021 on 12.10.2021 on payment of requisite Stamp Duty and Registration Fees payable thereon.

THAT, for completion of the development works speedily, the said (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse jointly have also executed a General Power of Attorney relating to the said Plot No. 20 in favour of Shrivari Properties acting through its Partners (1) MKr. Sadanand Madhavrao Kokate and (2) Mr. Vitthal Ramchandra Bajirao on 09.11.2021 and thereby allowed him to develop the said property and the said Attorney is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 8892/2021 on 09.11.2021.

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

(i) Copy of Sale Deed dated 31-03-2021 for Apartment No. 1 of (1) Mr. Chetan Harish Gauri, (2) Smt. Archana Harish Gauri, (3) Ms. Ashwini Dilip Dorle (after marriage name - Mrs. Ashwini Chetan Gauri), bearing Registered Serial No. 3817/2021 on 27-05-2021.

(ii) Copy of Sale Deed Dated 23-08-1979 for Apartment No. 2 of Mr. Prakash Vinayak Limaye and Mrs. Anjali Prakash Limaye, bearing Registered Serial No. 1103(P) on 23-08-1979.

(iii) Copy of Sale Deed Dated 05-11-1979 for Apartment No. 3 of Mr. Raghunath Govind Patharkar and Smt. Pratibha Raghunath Patharkar, bearing Registered Serial No. 1451(P) on 06-11-1979.

(iv) Copy of Sale Deed Dated 12-12-1982 for Apartment No. 4 of Smt. Minal Madhukar Ghuse, bearing Serial No. 9965 on 14-12-1982.

(v) Copy of Sale Deed Dated 15-04-2014 for Apartment No. 5 Smt. Vaishali Vilas Khedkar and Mrs. Vaishnavi Nitesh Jichkar, bearing Sr. No. 2382/2014 on 15-04-201.

(vi) Copy of Sale Deed Dated 01-12-2015 for Apartment No. 6 of Mr. Premkumar Ramcharan Jaiswal, bearing Sr. No. 7742/2015 on 01-12-2015.

(vii) Copy of Gift Deed Dated 10-11-2017 for Apartment No. 7 of Mrs. Achala Shripad Prabhune, bearing Sr. No. 7200 on 10-11-2017.

(viii) Copy of Gift Deed Dated 25-09-2001 for Apartment No. 8 of Mr. Vivek Anantrao Deshpande and Mrs. Rasika Vivek Deshpande, bearing Sr. No. 7742/2015 on 25-09-2001.

(ix) Copy of Sale Deed Dated 24.08.1979 for Apartment No. 9 of Mr. Dhananjay Vishwanath Joshi and Smt. Shailaja Dhananjay Joshi, bearing Registered Serial No. 1107(P) on 24-08-1979.

(x) Copy of Sale Deed Dated 28-07-2021 for Apartment No. 10 of Mrs. Preeti Sanjay Kopulwar, bearing Sr. No. 5720/2021 on 28-07-2021.

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

(xi) Copy of Sale Deed Dated 10-11-2017 for Apartment No. 11 of Mr. Ajinkya Shripad Prabhune, bearing Sr. No. 7201/2017 on 10-11-2017.

(xii) Copy of Sale Deed Dated 09-01-1980 for Apartment No. 12 of Smt. Mohini Uttam Butti, bearing Registered Serial No. 82(P) on 14-01-1980.

(xiii) Copy of Sale Deed Dated 20-07-2021 for Apartment No. 13 of Mrs. Darshana Sadanand Kokate, bearing Registered Serial No. 4360/2021 on 20-07-2021.

(xiv) Copy of Sale Deed Dated 14-06-2010 for Apartment No. 14 of Mrs. Nandini Pradeep Sohale, bearing Registered Sr. No. 2779/2010 on 14-01-1980.

(xv) Copy of Sale Deed Dated 21-03-2005 for Apartment No. 15 of Mr. Avtar Singh Dharam Singh Madhur and Smt. Dolly Avtar Singh Madhur, bearing Registered Sr. No. 885 on 21-03-2005.

(xvi) Copy of Sale Deed Dated 20-03-1980 for Apartment No. 16 of Mr. Madhukar Vishwanath Ghuse, bearing Registered Serial No. 660(P) on 21-03-1980.

(xvii) Copy of Building Permit No. CS/7517/12164 Dated 24.04.1979.

THAT all the aforesaid documents produced before by (1-A) Mr. Chetan Harish Gauri, (1-B) Smt. Archana Harish Gauri, (1-C) Mrs. Ashwini Dilip Dorle (After Marriage Name – Mrs. Ashwini Chetan Gauri), (2-A) Mr. Hemkant Prakash Limaye, (2-B) Smt. Mugdha Ghananand Limaye, (2-C) Arjun Ghananand Limaye, (3-A) Mr. Raghunath Govind Patharkar, (3-B) Mrs. Pratibha Raghunath Patharkar, (4) Smt. Minal Madhukar Ghuse, (5-A) Smt. Vaishali Vilas Khedkar, (5-B) Mrs. Vaishnavi Nitesh Jichkar, (6) Mr. Premkumar Ramcharan Jaiswal, (7) Mrs. Achala Shripad Prabhune, (8-A) Mr. Vivek Anant Deshpande, (8-B) Mrs. Rasika Vivek Deshpande, (9-A) Mr. Ashwin Dhananjay Joshi, (9-B) Smt. Renuka Sarang Deshmukh, (10) Mrs. Preeti Sanjay Kopulwar, (11) Mr. Ajinkya Shripad Prabhune, (12) Smt. Mohini Uttam Buti, (13) Mrs. Darshana Sadanand Kokate, (14) Smt. Nandini Pradeep Sohale, (15-A) Smt. Dolly Avatarsingh Madhur, (15-B) Mr. Charanjeet Singh Avatarsingh Madhur, (15-C) Mr. Vikramjeet Singh Avatarsingh Madhur and (16) Mr. Madhukar Vishwanath Ghuse 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 it has not executed any unregistered Deed or document. Whereby it's 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 Southern Portion of the Plot No. 20 of Mouza LENDHRA n Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

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 : 23.12.2022

Ashwin Patil
Advocate

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