

FORMAT-A

(Circular No. 28/2021)

To,
MahaRERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of ALL THAT piece and parcel of land admeasuring 882.55 Sq. Mtrs. (9500.00 Sq. Ft.) (883.00 Sq. Mtrs. as per City Survey Records) identified as Plot No. 48 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/72, Sheet No. 40, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur (hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of **M/S. BWM INFRACON PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U45309MH2022PTC379206, having its Registered Office at Go-2, Kuber Regency, Munje Marg, Congress Nagar, Nagpur and acting through its Authorized Directors, and following documents i.e. :-

1) **Description of the property:-** ALL THAT piece and parcel of land admeasuring 882.55 Sq. Mtrs. (9500.00 Sq. Ft.) (883.00 Sq. Mtrs. as per City Survey Records) identified as Plot No. 48 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/72, Sheet No. 40, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur.

2) **The documents of allotment / ownership of Plot :-**

(a) Sale Deed Dated 12.07.1941, duly registered on 01.09.1941, in the Office of the Sub-Registrar, Nagpur at Serial No. 171, in Addl. Book No. 1.

(b) Sale Deed Dated 10.06.1967, duly registered on 20.06.1967, in the Office of the Sub-Registrar, Nagpur, at Serial No. 3079, in Book No.1.

(c) Sale Deed Dated 06.03.1984, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 652, at Serial No. 1248 (P), on Pages 56 to 57.

(d) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3644(P) in Addl. Book No. 1, Volume No. 782, on Pages 184 to 188.

(e) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No.1, Volume No. 807, at Serial No. 353 (P), on Pages 96 to 101.



Hemant A.Tambat

ADVOCATE

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- (f) Sale Deed Dated 29.01.2016, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 526, in Book No. 1.
- (g) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No.3639(P), on Pages 159 to 163.
- (h) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, at Serial No.410 (P).
- (i) Sale Deed Dated 05.09.1985, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3482(P), in Addl. Book No. 1.
- (j) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1.
- (k) Sale Deed Dated 19.06.1986, duly Registered on 20.06.1986, at the Office of the Joint Sub-Registrar, Nagpur-1, at Sr. No. 2910(P), in Addl. Book No.1, Volume No. 842, on Pages 27 to 31.
- (k) Sale Deed Dated 05.09.1985, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3489 (P), in Addl. Book No. 1.
- (l) Deed of Apartment Dated 27.01.1986, duly Registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No.416(P), in Book No. 1.
- (m) Sale Deed Dated 30.11.1993, duly Registered on even date, in the Office of the Sub-Registrar, Nagpur-8, at Serial No.3792, in Addl. Book No.1, Volume No. 204, on Pages 84 to 89.
- (n) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 2640(P), in Addl. Book No. 1, Volume No. 781 on Pages 164 to 168.
- (o) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No.359(P), in Addl. Book No. 1, Volume No. 807 on Pages 137 to 143.
- (p) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3641(P), in Addl. Book No. 1, Volume No.781 on Pages 169 to 173.
- (q) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No. 357(P), in Addl. Book No. 1, Volume No. 807 on Pages 121 to 128.
- (r) Sale Deed Dated 05.09.1985, duly registered on even date, in the office of the Sub-Registrar, Nagpur-1, at Serial No.3484(P), in Addl. Book No. 1.



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- (s) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No.413(P), in Addl. Book No. 1.
- (t) Sale Deed Dated 29.07.2011, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-3, at Serial No.4210, in Book No. 1.
- (u) Sale Deed dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3649(P), in Addl. Book No. 1.
- (v) Deed of Apartment dated 24.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1.
- (w) Sale Deed Dated 25.07.2002, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No.2614, in Book No. 1.
- (x) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No. 3651(P), in Addl. Book No. 1, Volume No. 782 on Pages 19 to 23.
- (y) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No. 361(P), in Addl. Book No. 1, Volume No. 807, on Pages 152 to 159.
- (z) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No. 3645(P), in Addl. Book No. 1, Volume No. 781, on Pages 189 to 193.
- (aa) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No. 358(P), in Addl. Book No. 1, Volume No. 807 on Pages 129 to 136.
- (bb) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3642(P), in Addl. Book No. 1, Volume No. 781 on Pages 174 to 178.
- (cc) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, at Serial No.356(P), in Addl. Book No. 1, Volume No. 807 on Pages 114 to 120.
- (dd) Sale Deed Dated 05.09.1985, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3486(P), in Addl. Book No.1.
- (ee) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1.
- (ff) Sale Deed Dated 09.01.2004, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No.170, in Addl. Book No. 1.
- (gg) Sale Deed Dated 05.09.1985, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1 at Serial No. 3483(P), in Addl. Book No. 1.



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- (hh) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1.
- (ii) Sale Deed Dated 03.10.2003, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 5607, in Addl. Book No. 1.
- (jj) Correction Deed to Sale Deed Dated 03.10.2003, duly registered on 06.11.2007, in the Office of the Sub-Registrar, Nagpur-2, at Serial No. 6371, in Addl. Book No.1.
- (kk) Sale Deed Dated 17.07.2008, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 3924, in Addl. Book No. 1.
- (ll) Sale Deed Dated 29.09.2011, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 6462, in Book No.1.
- (mm) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-2, at Serial No. 3488(P), in Book No. 1.
- (nn) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Joint Sub-Registrar, Nagpur-1, in Addl. Book No. 1.
- (oo) Sale Deed Dated 28.12.2005, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-5, at Serial No. 4193, in Book No. 1.
- (pp) Sale Deed Dated 05.09.1985, duly registered on 24.09.1985, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3643(P), in Book No. 1.
- (qq) Deed of Apartment Dated 27.01.1986, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 405 (P), in Addl. Book No. 1.
- (rr) Sale Deed Dated 17.01.2011, duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No.421, in Book No. 1.
- (ss) Deed of Declaration dated 27.01.1986, duly registered in the Office of the Joint Sub-Registrar, Nagpur-1, on even date, in Additional Book No. 1, Volume 807, at Serial No. 352 (P), Pages 86 to 95.
- 3) City Survey Property Card issued by City Survey Office No. 3, Nagpur in respect of land admeasuring 882.55 Sq. Mtrs. (9500.00 Sq. Ft.) (883.00 Sq. Mtrs. as per City Survey Records) identified as Plot No. 48 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/72, Sheet No. 40, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur in the joint names of (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13)



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Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande.

4) **Search report for 30 years from 1993 till 18.12.2022.**

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande **is clear, marketable and without any encumbrance.**

Owners of land :

(1) (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande **City Survey No. 2098/72 of Khamla.**

(2) Qualifying comments / remarks if any : _____

3/- The report reflecting the flow of title of **Mrs. Sharda Omprakash Agrawal & others** is enclosed herewith as annexure.

Encl: Annexures:

- 1) Annexure-1:- Flow of Title of the Land
- 2) Annexure-2:- Challan towards payment of Search Fees.

Date: 19.12.2022

Place: Nagpur

H. Tambat

(Hemant Anil Tambat)

ADVOCATE



FORMAT-A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

- 1) That ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, having City Survey No. 2098/72 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR originally belonged to Commission Chhattisgarh Division being Courts of Wards for the division acting on behalf of the Government of Wards (1) Shri. Ganpatrao Pande (2) Shri. Raghuvir Prasad Pande and (3) Shri. Ishwari Prasad Pande, whose estate known as "Pande Estate in the Bhandara District is under the management of the Court of Wards.
- 2) That the aforesaid (1) Shri. Ganpatrao Pande (2) Shri. Raghuvir Prasad Pande and (3) Shri. Ishwari Prasad Pande lateron transferred the aforesaid property by way of Sale to Shri. Govind Pralhad Kardale, by executing a Sale Deed Dated 12.07.1941 and the same is duly registered on 01.09.1941, in the Office of the Sub-Registrar, Nagpur at Serial No. 171, in Addl. Book No. 1, whereby Shri. Govind Pralhad Kardale became sole and absolute owner thereof with heritable and transferable rights therein.
- 3) That lateron, said owner i.e. Shri. Govind Pralhad Kardale further sold the aforesaid property by way of Sale to Shri. Malhar Bhikaji Gore, by executing a Sale Deed Dated 10.06.1967, duly registered on 20.06.1967, in the Office of the Sub-Registrar, Nagpur, at Serial No. 3079, in Book No. 1, whereby Shri. Malhar Bhikaji Gore became sole and absolute owner thereof with heritable and transferable rights therein.
- 4) That lateron said owner i.e. Shri. Malhar Bhikaji Gore in his turn further sold the aforesaid property by way of Sale to M/s. Sneh Samwardhak Co-operative Housing Society Limited, Nagpur, a Society duly registered under The Maharashtra Co-operative Societies Act, 1960, bearing Registration No. NGP/HSG/227, having its Registered Office at Jaiprakash Nagar, Khamla, Nagpur-440025, by executing a Sale Deed Dated 06.03.1984, and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 652, at Serial No. 1248 (P), on Pages 56 to 57, whereby M/s. Sneh Samwardhak Co-operative Housing Society Limited, Nagpur became sole and absolute owner thereof with heritable and transferable rights therein and its name is duly mutated in all relevant records.
- 5) That lateron said owner i.e. M/s. Sneh Samwardhak Co-operative Housing Society Limited, Nagpur decided to develop the said Plot No. 48 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein and accordingly prepared a plan of the Multistoried building then proposed to be constructed on the said Plot No. 48 and known and styled as "ANAND MANGAL APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/12029/15470, dated 17-11-1984.



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6) That on completion of the construction of the said Multistoried Building, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Sanjeev Purushottam Paranjape by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985, in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3644(P) in Addl. Book No. 1, Volume No. 781, on Pages 184 to 188 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 353 (P), on Pages 96 to 101, whereby Shri. Sanjeev Purushottam Paranjape became sole and absolute owner of the Apartment No. 001, situated on the Ground Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(6-A) That the Nagpur Municipal Corporation allotted House No. 3691 to the said Apartment and assessed it to taxes.

(6-B) That later on said Shri. Sanjeev Purushottam Paranjape further sold the said Apartment No. 001, bearing Corporation House No. 3691, with 1/15th undivided share and interest in the said Plot No. 48 to Mrs. Sharda Omprakash Agrawal and Shri. Rakesh Sitaram Agrawal by executing a Sale Deed Dated 29.01.2016 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 526, in Book No. 1, whereby Mrs. Sharda Omprakash Agrawal and Shri. Rakesh Sitaram Agrawal became joint and absolute owners thereof with heritable and transferable rights therein and their names are duly mutated in all relevant records and they have paid Corporation taxes upto 31.03.2023, vide Receipt dated 19.05.2022.

7) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Omprakash Mahabirprasad Agrawal by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3639(P), on Pages 159 to 163 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 360 (P), on Pages 144 to 151, whereby Shri. Omprakash Mahabirprasad Agrawal became sole and absolute owner of the Apartment No. 002, situated on the Ground Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(7-A) That the Nagpur Municipal Corporation allotted House No. 3691/A to the said Apartment and assessed it to taxes and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 19.05.2022.

8) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Dilip Gopalrao Wyawahare by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3639(P), on Pages 159 to 163 and whereby Shri. Dilip Gopalrao



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Wyawahare became sole and absolute owner of the 1/15th undivided share and interest in the said Plot No. 48 which he further transferred to Shri. Milind Madhukar Nimdeo by executing a Sale Deed Dated 19.06.1986, and the same is duly Registered on 20.06.1986, in the Office of the Joint Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 842, at Serial No. 2910(Chh), on Pages 27 to 31 whereby Shri. Milind Madhukar Nimdeo became sole and absolute owner thereof with heritable and transferrable rights therein and his name is duly mutated in all relevant records.

(7-A) That the Nagpur Municipal Corporation allotted House No. 3691/L to the said property and assessed it to taxes and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 18.05.2022.

9) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Sharad Sudarshan Lade by executing a Sale Deed Dated 05.09.1985 and the same is duly registered in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3489(P) in Addl. Book No. 1 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 416 (P), whereby Shri. Sharad Sudarshan Lade became sole and absolute owner of the Apartment No. 004, situated on the Ground Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(9-A) That the Nagpur Municipal Corporation allotted House No. 3691/C to the said Apartment and assessed it to taxes.

(9-B) That later on said Shri. Sharad Sudarshan Lade further sold the said Apartment No. 004, bearing Corporation House No. 3691/C, with 1/15th undivided share and interest in the said Plot No. 48 to Shri. Ishwar Gopalrao Pande by executing a Sale Deed Dated 30.11.1993 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-8, in Addl. Book No. 1, Volume No. 204, at Serial No. 3792, on Pages 84 to 89, whereby Shri. Ishwar Gopalrao Pande became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 17.05.2022.

10) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Smt. Amruta Ashok Bhorkar by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3640(P), on Pages 164 to 168 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in her favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 359 (P), on Pages 137 to 143, whereby Smt. Amruta Ashok Bhorkar became sole and absolute owner of the Apartment No. 005, situated on the Ground Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and her name is duly mutated in all relevant records.



(10-A) That the Nagpur Municipal Corporation allotted House No. 3691/B to the said Apartment and assessed it to taxes and she has paid Corporation taxes upto 31.03.2023, vide Receipt dated 17.05.2022.

11) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Prakash Haribhau Mandke by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3641(P), on Pages 169 to 173 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 357 (P), on Pages 121 to 128, whereby Shri. Prakash Haribhau Mandke became sole and absolute owner of the Apartment No. 101, situated on the First Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records and the Nagpur Municipal Corporation allotted House No. 3691/D to the said Apartment and assessed it to taxes.

(11-A) That said Shri. Prakash Haribhau Mandke left for his heavenly abode on 17.03.2011 leaving behind him his widow Smt. Pallavi Prakash Mandke and only married daughter Mrs. Prajakata Pushkar Nasikkar who succeeded the said property by way of intestate succession and their names are duly mutated in all relevant records.

(11-B) That said Mrs. Prajakata Pushkar Nasikkar has executed a Power of Attorney dated 02.08.2019 in favour of her mother Smt. Pallavi Prakash Mandke and thereby appointed, authorized and empowered her to do the needful in respect of her share in the said property and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 5383, in Book No. 1.

(11-C) That, said joint owners have paid Corporation taxes in respect of said property upto 31.03.2023, vide Receipt dated 18.05.2022.

12) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Avinash Krishnarao Sangwai by executing a Sale Deed Dated 05.09.1985 and the same is duly registered in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3484(P) in Addl. Book No. 1 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 397 (P), whereby Shri. Avinash Krishnarao Sangwai became sole and absolute owner of the Apartment No. 102, situated on the First Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(12-A) That the Nagpur Municipal Corporation allotted House No. 3691/E to the said Apartment and assessed it to taxes.

(12-B) That lateron said Shri. Avinash Krishnarao Sangwai further sold the said Apartment No. 102, bearing Corporation House No. 3691/E, with 1/15th undivided



share and interest in the said Plot No. 48 to Shri. Ashish Digambarpant Thombre by executing a Sale Deed Dated 29.07.2011 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-3, at Serial No. 4210, in Book No. 1, whereby Shri. Ashish Digambarpant Thombre became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records and they have paid Corporation taxes upto 31.03.2023, vide Receipt dated 21.05.2022.

13) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Mrs. Parineeta Pramod Deshpande by executing a Sale Deed Dated 05.09.1985 and the same is duly registered in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3649(P) in Addl. Book No. 1 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, whereby Mrs. Parineeta Pramod Deshpande became sole and absolute owner of the Apartment No. 103 in the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and her name is duly mutated in all relevant records.

(13-A) That the Nagpur Municipal Corporation allotted House No. 3691/M to the said Apartment and assessed it to taxes.

(13-B) That lateron said Mrs. Parineeta Pramod Deshpande further sold the said Apartment No. 103, bearing Corporation House No. 3691/M, with 1/15th undivided share and interest in the said Plot No. 48 to Mr. Shriram Dayaram Dhawale & Mrs. Suryakanta Shriram Dhawale by executing a Sale Deed Dated 25.07.2002 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 2614, in Book No. 1, whereby Mr. Shriram Dayaram Dhawale & Mrs. Suryakanta Shriram Dhawale became joint and absolute owners thereof with heritable and transferable rights therein and their names are duly mutated in all relevant records and they have paid Corporation taxes upto 31.03.2023, vide Receipt dated 18.05.2022.

14) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Anant Hari Mahajan by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 782, at Serial No. 3651(P), on Pages 19 to 13 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 361 (P), on Pages 152 to 159, whereby Shri. Anant Hari Mahajan became sole and absolute owner of the Apartment No. 104, situated on the First Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(14-A) That the Nagpur Municipal Corporation allotted House No. 3691/I to the said Apartment and assessed it to taxes and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 20.05.2022.



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15) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Dilip Vishwanath Bidkar by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3645(P), on Pages 189 to 193 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 358 (P), on Pages 129 to 136, whereby Shri. Dilip Vishwanath Bidkar became sole and absolute owner of the Apartment No. 105, situated on the First Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(15-A) That the Nagpur Municipal Corporation allotted House No. 3691/H to the said Apartment and assessed it to taxes and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 17.05.2022.

16) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Kiran Madhaorao Badkas by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3642(P), on Pages 174 to 178 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 356 (P), on Pages 114 to 120, whereby Shri. Kiran Madhaorao Badkas became sole and absolute owner of the Apartment No. 201, situated on the Second Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records.

(16-A) That the Nagpur Municipal Corporation allotted House No. 3691/F to the said Apartment and assessed it to taxes and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 18.05.2022.

17) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Vasant Shamrao Nagbhidkar by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3486 (P) and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, whereby Shri. Vasant Shamrao Nagbhidkar became sole and absolute owner of the Apartment No. 202, situated on the Second Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records and the Nagpur Municipal Corporation allotted House No. 3691/G to the said Apartment and assessed it to taxes.

(17-A) That said Shri. Vasant Shamrao Nagbhidkar left for his heavenly abode on 04.12.2001 leaving behind him his widow Smt. Vijay Vasant Nagbhidkar and three sons namely (a) Shri. Manish Vasant Nagbhidkar (b) Shri. Yogesh Vasant



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Nagbhidkar and (c) Shri. Prashant Vasant Nagbhidkar who succeeded the said property by way of intestate succession and their names are duly mutated in all relevant records.

(17-B) That said (a) Smt. Vijay Vasant Nagbhidkar, (b) Shri. Manish Vasant Nagbhidkar (c) Shri. Yogesh Vasant Nagbhidkar and (d) Shri. Prashant Vasant Nagbhidkar lateron sold the said property to one Shri. Rajendrakumar Nandkishor Satankar by executing a Sale Deed Dated 09.01.2004 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 170, in Book No. 1, whereby Shri. Rajendrakumar Nandkishor Satankar became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records.

(17-C) That, said owner has paid Corporation taxes in respect of said property upto 31.03.2023, vide Receipt dated 19.05.2022.

18) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Narasimhan S/o P.V. Narasimhan by executing a Sale Deed Dated 05.09.1985 and the same is duly registered on 24.09.1985 in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 781, at Serial No. 3483 (P) and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, whereby Shri. Narasimhan S/o P.V. Narasimhan became sole and absolute owner of the Apartment No. 203, situated on the Second Floor of the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and his name is duly mutated in all relevant records and the Nagpur Municipal Corporation allotted House No. 3691/N to the said Apartment and assessed it to taxes.

(18-A) That said Shri. Narasimhan S/o P.V. Narasimhan lateron sold the said property to Shri Deepak Ramsevak Gupta by executing a Sale Deed dated 03.10.2003 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 5607, in Book No. 1, whereby Shri Deepak Ramsevak Gupta became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records.

(18-B) That while executing the Sale Deed dated 03.10.2003 some mistakes crept therein and for the purpose of rectifying the same a Correction Deed dated 06.11.2007 came to be executed by said Shri. Narasimhan S/o P.V. Narasimhan lateron in favour of Shri Deepak Ramsevak Gupta and the same is duly registered in the Office of the Sub-Registrar, Nagpur-2, at Serial No. 6371, in Book No. 1.

(18-C) That lateron said Shri Deepak Ramsevak Gupta further sold the said property to Smt. Meghana Sanjeev Paranjape and Smt. Sujata Shashikant Sahasrabudhe by executing a Sale Deed Dated 17.07.2008 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 3924, in Book No. 1, whereby Smt. Meghana Sanjeev Paranjape and Smt. Sujata Shashikant Sahasrabudhe became joint and absolute owners thereof with



heritable and transferable rights therein and their names are duly mutated in all relevant records.

(18-D) That lateron said Smt. Meghana Sanjeev Paranjape and Smt. Sujata Shashikant Sahasrabudhe further sold the said property to Shri Shrikant Shridharrao Deshmukh by executing a Sale Deed Dated 29.09.2011 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 6462, in Book No. 1, whereby Shri Shrikant Shridharrao Deshmukh became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records and he has paid Corporation taxes in respect of said property upto 31.03.2023, vide Receipt dated 19.05.2022.

19) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Arun Ramchandra Deshpande by executing a Sale Deed Dated 05.09.1985 and the same is duly registered in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3488(P) in Addl. Book No. 1 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, whereby Shri. Arun Ramchandra Deshpande became sole and absolute owner of the Apartment No. 204 in the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and her name is duly mutated in all relevant records.

(19-A) That the Nagpur Municipal Corporation allotted House No. 3691/K to the said Apartment and assessed it to taxes.

(19-B) That lateron said Shri. Arun Ramchandra Deshpande further sold the said Apartment No. 204, bearing Corporation House No. 3691/K, with 1/15th undivided share and interest in the said Plot No. 48 to Shri Chandrashekhar Suryakant Rajandekar by executing a Sale Deed Dated 28.12.2005 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-5, at Serial No. 4193, in Book No. 1, whereby Shri Chandrashekhar Suryakant Rajandekar became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records and he has paid Corporation taxes upto 31.03.2023, vide Receipt dated 17.05.2022.

20) That similarly, the aforesaid Society transferred the undivided 1/15th share and interest in the said Piece and Parcel of land bearing Plot No. 48 to Shri. Suresh Ramchandra Deshpande by executing a Sale Deed Dated 05.09.1985 and the same is duly registered in the office of the Sub-Registrar, Nagpur-1, at Serial No. 3643(P) in Addl. Book No. 1 and subsequently a Deed of Apartment Dated 27.01.1986 also came to be executed in his favour which is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, in Addl. Book No. 1, Volume No. 807, at Serial No. 405 (P), whereby Shri. Suresh Ramchandra Deshpande became sole and absolute owner of the Apartment No. 205 in the said building standing on said Plot No. 48 along with 1/15th undivided share and interest therein and her name is duly mutated in all relevant records.



(20-A) That the Nagpur Municipal Corporation allotted House No. 3691/J to the said Apartment and assessed it to taxes.

(20-B) That later on said Shri. Suresh Ramchandra Deshpande further sold the said Apartment No. 205, bearing Corporation House No. 3691/J, with 1/15th undivided share and interest in the said Plot No. 48 to Ku. Sandhya Baburao Chepe (after marriage Smt. Sakshi Sanjay Deshpande) & Shri Sanjay Madhukar Deshpande by executing a Sale Deed Dated 17.01.2011 and the same is duly registered on even date, in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 421, in Book No. 1, whereby Ku. Sandhya Baburao Chepe (after marriage Smt. Sakshi Sanjay Deshpande) & Shri Sanjay Madhukar Deshpande became joint and absolute owners thereof with heritable and transferable rights therein and their names are duly mutated in all relevant records and they have paid Corporation taxes upto 31.03.2023, vide Receipt dated 19.05.2022.

(20-C) That said Ku. Sandhya Baburao Chepe (after marriage Smt. Sakshi Sanjay Deshpande) & Shri Sanjay Madhukar Deshpande had obtained loan from State Bank of India by mortgaging the said property and on repayment of the entire loan amount said Bank issued a No-Dues Certificate dated 19.03.2021.

21) That in the meanwhile the owners of the undivided shares who have purchased the same from the Society have jointly submitted entire project "Anand Mangal Apartments" to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration under Section 2 of the said Act and the same is duly registered in the Office of the Joint Sub-Registrar, Nagpur-1, on even date, in Additional Book No. 1, Volume 807, at Serial No. 352 (P), Pages 86 to 95.

22) That said (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande i.e. the joint owners of entire plot of land admeasuring 882.55 Sq. Mtrs. (9500.00 Sq. Ft.) (883.00 Sq. Mtrs. as per City Survey Records) identified as Plot No. 48 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/72, Sheet No. 40, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur, each (1) to (15) having 1/15 undivided share and interest therein have jointly decided to develop (redevelop) the said plot No. 48 by constructing a multistoried building thereon consisting various self-contained separate apartments therein and having no expertise of development activities, they, jointly entered into an Agreement of Re-Development dated 25.04.2022 with M/s. BWM Infracon Private Limited, a Company incorporated under the provisions of the Companies Act, 1956, bearing Incorporation Certificate No, U45309MH2022PTC379206, having its registered office at G-2, Kuber Regency, Munje Marg, Congress Nagar, Nagpur, and acting through its Directors (a) Shri Raju Yadawrao Bawane, (b) Shri



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Mahendra Ganpatrao Kshirsagar, (C) Shri Abhay Vidyadhar Wakhare, (D) Shri Hiren Dilipbhai Patel, (E) Shri Yogesh Harilal Patel & (F) Shri Nitin Bahauraoji Dethe and thereby entrusted the entire work of development thereof to it upon terms and conditions mentioned therein and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 4120/2022, in Book No. 1.

23) That for the purpose of carrying out the development and sale activities smoothly, said owners i.e. (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande jointly executed a Power of Attorney dated 25.04.2022 in favour of said M/s. BWM Infracon Private Limited, acting through its Directors (a) Shri Raju Yadawrao Bawane, (b) Shri Mahendra Ganpatrao Kshirsagar, (C) Shri Abhay Vidyadhar Wakhare, (D) Shri Hiren Dilipbhai Patel, (E) Shri Yogesh Harilal Patel & (F) Shri Nitin Bahauraoji Dethe and thereby appointed, authorized and empowered it to do the needful, expressly mentioned therein and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 4121/2022, in Book No. 4.

24) That in pursuance with the said Agreement of Redevelopment dated 25.04.2022, plans of the building newly proposed to be constructed on the said Plot No. 48 are prepared and the same are duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Permit dated 08.12.2022, bearing No. 255/BP/Khamla/TP/NMC/460.

25) That for the purpose of giving full and clear title to the prospective purchasers of the various units in the newly proposed building, said joint owners i.e. (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande, acting through their Power of Attorney Holder M/s. BWM Infracon Private Limited, acting through its Authorized Directors (a) Shri Raju Yadawrao Bawane and (b) Shri Nitin Bahauraoji Dethe submitted entire project named and styled as "ANAND MANGAL RESIDENCY" to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 09.12.2022 under Section 2 of the said Act and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 10701, in Book No. 1.



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Sr. No.

(A) **City Survey Property Card** issued by City Survey Office No. 3, Nagpur in respect of land admeasuring 882.55 Sq. Mtrs. (9500.00 Sq. Ft.) (883.00 Sq. Mtrs. as per City Survey Records) identified as Plot No. 48 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/72, Sheet No. 40, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur in the joint names of (1) Mrs. Sharda Omprakash Agrawal & (1-A) Shri. Rakesh Sitaram Agrawal, (2) Shri Omprakash Mahabirprasad Agrawal, (3) Shri. Milind Madhukar Nimdeo, (4) Shri. Ishwar Gopalrao Pande, (5) Mrs. Amruta Ashok Bhorkar, (6) Smt Pallavi Prakash Mandke & (6-A) Mrs. Prajakta Pushkar Nasikkar, (7) Shri. Ashish Digamber Thombare, (8) Shri. Shriram Dayaram Dhawale & (8-A) Mrs. Suryakanta Shriram Dhawale, (9) Shri. Anant Hari Mahajan, (10) Shri. Dilip Vishwanath Bidkar, (11) ~~Smt.~~ Kiran Madhaorao Badkas, (12) Shri Rajendrakumar Nandkishor Satankar, (13) Shri. Shrikant Shridharrao Deshmukh, (14) Shri. Chandrashekhar Suryakant Rajandekar, And (15) Mrs. Sakshi Sanjay Deshpande & (15-A) Shri. Sanjay Madhukar Deshpande (herein after referred to as the said land).

(B) All Mutation Entries on City Survey Property Card having No. 2098/72, out of Sheet No. 40 of Mouza-Khamla.

(C) I have taken search for 30 years from **1992 to 18.12.2022** in the offices of the Sub-Registrar, Nagpur City, Nagpur, however I could not lay my hands on any adverse entry, whereby affecting the title of the present owner and the present owners are having clear and marketable title.

(D) Any other relevant title –

(a) The Plot owners have jointly entered into an Agreement of Re-Development dated 25.04.2022 with M/s. BWM Infracon Private Limited, acting through its Directors and thereby entrusted the entire work of development and sale thereof upon terms and conditions mentioned therein and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 4120/2022, in Book No. 1.

(b) The Plot owners have jointly executed a Power of Attorney dated 18.10.2021 in favour of said M/s. BWM Infracon Private Limited, acting through its Directors and thereby appointed, authorized and empowered it to do the needful, expressly mentioned therein and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 4121/2022, in Book No. 4.

(E) Litigations if any:-

NO

Date: 19.12.2022

Place: Nagpur

Hemant A. Tambat

(Hemant Anil Tambat)

ADVOCATE





CHALLAN
MTR Form Number-6



GRN MH012047914202223E	BARCODE	Date 13/12/2022-09:33:39	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name Advocate Hemant Anil Tambat	
Location NAGPUR			
Year 2022-2023 From 01/01/1993 To 13/12/2022		Flat/Block No. Plot No 167 at Swami Vivekanand Nagar	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		750.00	
		Premises/Building	
		Road/Street Wardha Road	
		Area/Locality Nagpur	
		Town/City/District	
		PIN 4 4 0 0 1 5	
		Remarks (If Any)	
		Mz-Khamla Ward-75 Kh-72 and 73 CTS-2098/72 Sheet-235/40	
		Plot No. 48	
		Amount In Seven Hundred Fifty Rupees Only	
Total		Words	
750.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572022121352614 IK0BZXJBD3	
Cheque/DD No.		Bank Date RBI Date 13/12/2022-09:24:35 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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9881717947

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

