SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2223-2148

FORMAT – A
(Circular No: - 28 / 2021)

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

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

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**SANDESH NAGARI-4"** on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

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1} I have investigated the title of the said property on the request **(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL**, Resident of Flat No. 1301/1401, Gauri Heights, Canal Road, Ramdaspeth, Nagpur-440010, Tahsil and District-NAGPUR; **(2) SHRI. NITIN S/o MAROTRAO UPARE**, Resident of Sneha Nagar, Gajanan Maharaj Mandir Road, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL**, Resident of Wadgaon Road, Laxmi Nagar, Wadgaon Ward, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA**, Resident of Bramhakumari Ishwari Vidyalaya, Choti Majit, Ward No. 1, Chandrapur-442401, Tahsil and District-CHANDRAPUR; **(5) SHREE SHYAM TRADING COMPANY**, Having its office at Nagpur and **(6) SHRI. DILIP S/o DEORAO GAT**, Resident of Near Lalit Kala Bhawan, PTS Quarter No. 121, Chandan Nagar, S.O. Hanuman Nagar, Nagpur-440009, Tahsil and District-NAGPUR and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

ii) The Document of Ownership of Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA - PEWATHA and bearing Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI).

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
(b) Sale Deed of Kh. No. 92/1, dated 27-04-2007, Registration No. 2606, Nagpur.
(c) Sale Deed of Kh. No. 94/1, dated 27-06-2000, Registration No. 3514(P), Nagpur.
(d) Sale Deed of Kh. No. 94/1, dated 17-04-2007, Registration No. 2308, Nagpur.
(e) Sale Deed of Kh. No. 94/2, dated 11-04-2001, Registration No. 3933, Nagpur.
(f) Sale Deed of Kh. No. 94/2, dated 20-05-2022, Registration No. 3991(P), Nagpur.
(g) Sale Deed of Kh. No. 95, dated 25-09-1990, Registration No. 7250(P), Nagpur.

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(h) Sale Deed of Kh. No. 95, dated 28-05-2007, Registration No. 3254, Nagpur.
(i) Sale Deed of Kh. No. 96, dated 23-03-2006, Registration No. 1325, Nagpur.
(j) Sale Deed of Kh. No. 96, dated 07-07-2022, Registration No. 3179, Nagpur.
(k) Sale Deed of Kh. No. 97, dated 29-11-1996, Registration No. 10849(P), Nagpur.
(l) Sale Deed of Kh. No. 97, dated 25-05-2007, Registration No. 4309, Nagpur.
(m) Sale Deed of Kh. Nos. 92/1, 94/1, 95 and 97, dated 22-03-2010, Registration No. 1728, Nagpur.
(n) Sale Deed of Kh. No. 98/1, dated 23-12-1987, Registration No. 3582, Nagpur.
(o) Correction Deed of Kh. No. 98/1, dated 09-11-2006, Registration No. 6222, Nagpur.
(p) Sale Deed of Kh. No. 98/2, dated 23-12-1987, Registration No. 3583, Nagpur.
(q) Correction Deed of Kh. No. 98/2, dated 13-11-2006, Registration No. 6223, Nagpur.
(r) Sale Deed of Kh. No. 98/2, dated 12-01-2007, Registration No. 351, Nagpur.
(s) Sale Deed of Kh. Nos. 92/1, 94/1, 95, 97, 98/2 and 99, dated 30-03-2021, Registration No. 6175, Nagpur.
(t) Sale Deed of Kh. Nos. 92/1, 94/1, 95, 97, 98/2 and 99, dated 20-10-2022, Registration No. 9687, Nagpur.
(u) Sale Deed of Kh. No. 99, dated 06-10-2005, Registration No. 2767, Nagpur.
(v) Sale Deed of Kh. No. 99, dated 12-01-2007, Registration No. 442, Nagpur.
(w) Sale Deed of Kh. No. 101/1, dated 07-06-2000, Registration No. 3179, Nagpur.
(x) Sale Deed of Kh. No. 101/1, dated 22-06-2022, Registration No. 5373, Nagpur.
(y) Sale Deed of Kh. No. 75/2, dated 03-01-1992, Registration No. 154, Nagpur.
(z) Sale Deed of Kh. No. 75/2, dated 13-05-1993, Registration No. 2535, Nagpur.
(aa) Sale Deed of Kh. No. 75/2, dated 30-06-2022, Registration No. 5639, Nagpur.
(bb) Sale Deed of Kh. No. 107, dated 16-12-2022, Registration No. 11792, Nagpur.

iii) 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 owner and Developer is clear, marketable and without any encumbrances.

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Owner of the land:

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.	**(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, (2) SHRI. NITIN S/o MAROTRAO UPARE, (3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL, (4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA, (5) SHREE SHYAM TRADING COMPANY** AND **(6) SHRI. DILIP S/o DEORAO GAT**

Qualifying comments/ remarks if any

The Title of **(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, (2) SHRI. NITIN S/o MAROTRAO UPARE, (3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL, (4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA, (5) SHREE SHYAM TRADING COMPANY** AND **(6) SHRI. DILIP S/o DEORAO GAT,** on the said lands, is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, (2) SHRI. NITIN S/o MAROTRAO UPARE, (3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL, (4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA, (5) SHREE SHYAM TRADING COMPANY** AND **(6) SHRI. DILIP S/o DEORAO GAT,** on the said lands is enclosed herewith as annexure.

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Encl : Annexure
Date: 23-12-2022

(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The names of **(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, (2) SHRI. NITIN S/o MAROTRAO UPARE, (3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL, (4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA, (5) SHREE SHYAM TRADING COMPANY** AND **(6) SHRI. DILIP S/o DEORAO GAT,** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 92/1, 94/1, 95, 97, 98/2 & 99 and for Kh. Nos. 94/2, 96, 98/1 & 101/1 of MOUZA – PEWATHA reveal that vide Mutation / Ferfar Entry Nos. 2647, 2646, 2462, 1923 & 2438 respectively dated 20-12-2022, 26-08-2022, 06-12-2018 & 26-08-2022 respectively and for Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI) reveal that vide Mutation / Ferfar Entry Nos. 2221 & 2244 dated 11-10-2022 & 17-12-2022 respectively, the names of **(1) SHRI. DILIP S/o PRALHADRAI AGRAWAL, (2) SHRI. NITIN S/o MAROTRAO UPARE, (3) SHRI. SHYAMSUNDER S/o RAMBILAS MITTAL, (4) SHRI. RANJEETSINGH S/o TARLOCHAN SINGH CHHABDA, (5) SHREE SHYAM TRADING COMPANY** AND **(6) SHRI. DILIP S/o DEORAO GAT** are recorded as Owners of the said lands.

3} Search report for 30 years from 1992 to 2022 taken from Sub-Registrar office at Nagpur.

(i) ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31 Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha, **AND** Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI),

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Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively, thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

(ii) **MOUZA-PEWATHA - HISTORY OF KH. NOS. 92/1, 94/1, 95, 97, 98/2 & 99 :**

THAT, all that piece and parcel of land bearing **Kh. No. 92/1** of Mouza - Pewtha, p.S.K. 40-A, having an area of 1.84 Hectors, Rental Rs. 3.00, held Occupancy Class - I, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pewtha, Tahsil Nagpur (Rural), District – Nagpur, originally belonged to Shri. Bhagwan Govind Khadse having acquired by in terms of family partition.

THAT, the aforesaid Shri. Bhagwan Govind Khadse left for his heavenly abode and consequent upon his demise the aforesaid property devolved upon his widow Smt. Lilabai, three sons namely (i) Shri. Manohar, (ii) Shri. Chandu and (iii) Shri. Sanjay and only daughter namely Smt. Nirmala Prabhakar Thakre, by intestate succession, being the only heirs of the deceased.

THAT, the aforesaid (i) Smt. Lilabai Bhagwan Khadse, (ii) Shri. Manohar Bhagwan Khadse, (iii) Shri. Chandu Bhagwan Khadse (iv) Shri. Sanjay Bhagwan Khadse and (v) Smt. Nirmala Prabhakar Thakre lateron jointly transferred/sold the said land bearing Kh. No. 92/1 of Mouza - Pewtha, P.S.K. 40-A, having an area of 1.84 Hectors to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a sale Deed dated 27-04-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2606 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 94/1** of Mouza pewtha, P.S.K. 40-A, having an area of 1.77 Hectors, Rental Rs. 3.00, held Occupancy Class - 1, situated at Village - Pewtha, Tahsil Nagpur [Rural), District Nagpur, originally belonged to Mrs. Jyoti Vijay Tapadkar, having purchased the same by her from (1) Shri. Gunwant Laxmanrao Khadse, (2) Shri. Rajhans Laxmanrao Khadse, (3) Shri, Chhatrapal Laxmanrao Khadse and (4) Shri. Shrihari Laxmanrao Khadse, by a Sale Deed dated 27-06-2000, which is duly registered in the office of Joint Sub Registrar, Nagpur- 1, in Book No. 1, Volume No. 2702 on Pages 57 to 62 at Sr. No. 3514 (P) on even date.

THAT, the aforesaid Mrs. Jyoti Vijay Tapadkar lateron transferred the said land bearing **Kh. No. 94/1** of Mouza

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pewtha, P.S.K. 40-A, having an area of 1.77 Hectors to Shri. V. Rajasekhar S/o. Venkataratnam, by a Sale deed dated 17-04-2007, which is duty registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2308 on even date.

THAT, in the like manner all that piece and parcel of land bearing Kh. No. 95 of Mouza Pewtha, P.S.K. 40-A, having an area of 1.42 Hectors, Rental Rs. 2.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to Shri. Prashant Baliramji Kapse, having purchased the same by him from Shri. Mahadeo Morba Dongre by a Sale Deed dated 25-09-1990, which is duly registered in the office of Joint Sub Registrar, Nagpur (Rural) in Book No. 1, Volume No. 342 on Pages 150 to 156 at Sr. No. 7250 (P) on even date.

THAT, the said Shri. Prashant Baliramji Kapse who lateron transferred the said land bearing Kh. No. 95 of Mouza Pewtha, P.S.K. 40-A, having an area of 1.42 Hectors by way of sale to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a Sale Deed dated 28-05-2007, which is duly registered in the office of Joint. Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3254 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 97** of Mouza Pewtha, P.S.K. 40-A, having an area of .1.42 Hectors, Rental Rs. 1.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to Shri. Prashant Baliramji Kapse, having purchased the same by him from Shri. Vithal Laxman Dadge, by a Sale Deed dated 29-11-1996, which is duly registered in the office of Joint Sub Registrar, Nagpur-11 in Book No. 1, Volume No. 1649 on pages 192 to 198 at Sr. No. 10849 (P) on even date.

THAT, the said hri. Prashant Baliramji Kapse who lateron transferred/sold the said land bearing **Kh. No. 97** of Mouza Pewtha, P.S.K. 40-A, having an area of .1.42 Hectors, by way of sale to Shri. V. Rajasekhar S/o. V. Venkataratnam, by a Sale deed dated 25-05-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4309 on 06-07-2007.

THAT, the aforesaid Shri. V. Rajasekhar S/o. V. Venkataratnam lateron in his turn transferred/sold the above said properties bearing **Kh. Nos. 92/1, 94/1, 95 and 97** in favour of Sew Vidarbha Infrastructure Private Ltd., by a Sale Deed dated, 22-03-2010, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1728 on even date.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 99** of Mouza - Pewtha, P.S.K. 40-A,

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having an area of 4.27 Hectors, Rental Rs. 6.00, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur, originally belonged to (1) Shri. Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar having purchased the same by them from (1) Smt. Miradevi Nathusingh Naukriya, (2) Shri. Jagdish Nathusing Naukriya, (3) Shri. Nathusing Jiyalal Naukriya and (4) Shri. Ranjeet Nathusing Naukriya, by a Sale deed dated 06-10-2005, which is duly registered in the office of Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2767 on 14-10-2005.

THAT, the aforesaid (1) Shri. Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar lateron jointly transferred/sold the said land bearing **Kh. No. 99** of Mouza Pewtha, P.S.K. 40-A, having an area of 4.27 Hectors, by way of sale to Sew Vidarbha Infrastructure Pvt. Ltd., by a Sale deed dated 12-01-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur- 7 in Book No.1 at Sr. No. 442, on 17-01-2007.

THAT, in the like manner all that piece and parcel of land bearing **Kh. No. 98/2** of Mouza pewtha, P.S.K. 40-A, having an area of 1.01 Hectors, Rental Rs. 1.S0, held Occupancy Class - 1, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur originally belonged to Shri. Raju Mahadeo Chauhan, having purchased the same from Shri. Wasudeo Tukaram Khadse, by a Sale deed dated 23-12-1987, which is duly registered in the office of sub Registrar, Nagpur No, 1 in Addl. Book No. 1 at Sr. No. 3583 on even date. A Deed of Correction of the aforesaid sale deed was also executed on 13-11-2006 and thereby the boundaries of the land appearing in the principal sale deed were rectified. The aforesaid Correction deed is duly registered in the office of Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 6223 on even date.

THAT, the aforesaid Shri. Raju Mahadeo Chauhan lateron transferred/sold the said land bearing **Kh. No. 98/2** of Mouza pewtha, P.S.K. 40-A, having an area of 1.01 Hectors, by way of sale to Sew Vidarbha Infrastructure Pvt. Ltd., by a Sale deed dated 12-01-2007, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 351 on even date.

THAT, the aforesaid Sew Vidarbha Infrastructure Private Ltd. lateron transferred the aforesaid **Kh. No. 92/1, 94/1, 95, 97, 98/2 and 99** of Mouza Pewtha, having a total area 11.73 Hectors, by way of sale to (i) Raising City Infrastructure and (ii) M/s. Gokul Vrundavan Infratech, by a Sale deed dated 30-03-2021, which is duly registered in the office of Joint Sub Registrar, Nagpur-10 in Book No. 1 at Sr. No. 6175 on even

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date and the same is accordingly mutated in their joint names in the Revenue Records Vide Ferfar Entry No. 2133 dated 01-09-2021.

THAT, the aforesaid (i) Raising City Infrastructure and (ii) M/s. Gokul Vrundavan Infratech lateron jointly transferred/sold the aforesaid **Kh. No. 92/1, 94/1, 95, 97, 98/2 and 99** of Mouza Pewtha, having a total area 11.73 Hectors, by way of sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 20-10-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 9687 on 21-10-2022.

(iii) **MOUZA-PEWATHA- HISTORY OF KH. NO. 94/2 :**

THAT, ALL THAT Piece and Parcel of the land bearing Khasra No. 94/2, MOUZA - PEWTHA, P.S.K. 40-A, having an area 1.85 Hectors, Rental Rs. 3.00, Khate No. 148, held Occupancy Class-1, situated at Village Pewtha, Tahsil Nagpur (Rural), District - NAGPUR, originally belongs to Shri. Vijay Mahadeorao Tapadkar, having purchased the same by him from Shri. Baban Jagannath Gaidhane by a Sale Deed dated 11-04-2001, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 Addl., Volume No. 2938, on Pages 41 to 45 at Sr. No. 3933 on even date and the same is also accordingly mutated in their joint names in the Revenue Records vide Ferfar Entry No. 120.

THAT, the aforesaid Shri. Vijay Mahadeorao Tapadkar lateron transferred/sold the said land bearing Khasra No. 94/2, MOUZA - PEWTHA, P.S.K. 40-A, having an area 1.85 Hectors, by way of Sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 20-05-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4439 on 30-05-2022.

(iv) **MOUZA-PEWATHA- HISTORY OF KH. NO. 96 :**

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 96 of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.31 Hectares, Rental Rs. 2.50 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated within the limits of Grampanchayat Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Smt. Mrunmayee Deovrat Joshi and 10 others, having the purchased the same by them from Smt. Bainabai Madhorao Shingne and 10 others jointly, by a Sale Deed dated 23-03-2006, which is duly registered in the office of Sub Registrar,

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Nagpur-7 in Book No. 1 at Sr. No. 1325 on even date and the same is accordingly mutated in their joint names in the Revenue Records Vide Ferfar Entry No. 2444 dated 29-06-2022.

THAT, the aforesaid Smt. Mrunmayee Deovrat Joshi and 10 others lateron in their turn transferred/sold the land bearing Kh. No. 96 of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.31 Hectares, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 07-07-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5872 on even date.

(v) **MOUZA-PEWATHA- HISTORY OF KH. NO. 98/1:**

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 98 of MOUZA – PEWATHA, P.S.K. 40-A, having an area of 2.43 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vasudeo Tukaram Khadse, being his separate property.

THAT, the aforesaid Shri. Vasudeo Tukaram Khadse lateron transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 1.42 Hectares, comprising SOURTHERN PORTION of Kh. No. 98 of MOUZA – PEWATHA, P.S.K. 40-A, having a total area of 2.43 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Shri. Dilip Devrao Gaat, by a Sale Deed dated 23-12-1987, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3582 on even date and a Correction Deed to the said Deed dated 09-11-2006, which is duly registered in the office of Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6222 on 13-11-2006. The said Kh. No. 98 renumbered as Kh. No. 98/1.

(vi) **MOUZA-PEWATHA- HISTORY OF KH. NO. 101/1:**

THAT, all that piece and parcel of land bearing Kh. No. 101/1 of Mouza - PEWATHA, P.S.K. 40-A, having an area of 1.22.00 Hectors, Rental Rs. 1.10, held Occupancy Class - I, situated at Village - Pewtha, Tahsil Nagpur (Rural), District Nagpur originally belonged to Smt. Chandrakanta Baliram Temburne, having purchased the same by her from Shri. Narendra Harbaji Tale, by a Sale Deed dated 07-06-2000,

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which is duly registered in the office of Sub Registrar, Nagpur-1 in Book No. 1, Volume No. 2691 on pages 181 to 184 at Sr. No. 3179 on even date and the same is accordingly mutated in her name in the Revenue Records Vide Ferfar Entry No. 136.

THAT, the aforesaid Smt. Chandrakanta Baliram Temburne lateron transferred/sold the aforesaid land bearing Kh. No. 101/1 of Mouza - PEWATHA, P.S.K. 40-A, having an area of 1.22.00 Hectors, by way of sale to (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, jointly by a Sale deed dated 22-06-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5373 on even date and the same is accordingly mutated in their joint names in the Revenue Records Vide Ferfar Entry No. 2438 dated 26-08-2022.

(vii) **MOUZA- SALAI (GODHANI)-HISTORY OF KH. NO. 75/2:**

THAT, ALL THAT Piece and Parcel of the land bearing Khasra No. 75/2, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, Rental Rs. 5.00, held Occupancy Class-1, situated at Village SALAI (GODHANI), Tahsil Nagpur (Rural), District - NAGPUR, originally belonged to Mohammed Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab, having purchased the same by them from Smt. Raibai and Keshavrao Khadatkar by a Sale Deed dated 03-01-1992, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 154 on even date and the same is also accordingly mutated in their joint names in the Revenue Records.

THAT, the aforesaid Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab lateron in their turn jointly transferred/sold the land bearing Khasra No. 75/2, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, in favour of Noorjahan Kurshid Ahmed, by a Sale deed dated 13-05-1993, which is duly registered in the office of Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 695 on pages 59 to 60 at Sr. No. 2535 on even date and the same is also accordingly mutated in their joint names in the Revenue Records Vide Ferfar Entry No. 152.

THAT, the aforesaid Noorjahan Kurshid Ahmed lateron in her turn lateron transferred/sold the land bearing Khasra No. 75/2, MOUZA - SALAI (GODHANI), P.S.K. 40, having an area 2.02 Hectors, in favour of M/s. Shree Shyam Trading Company, by a Sale deed dated 30-06-2022, which is duly registered in the office of Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5639 on even date.

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(viii) **MOUZA- SALAI (GODHANI)-HISTORY OF KH. NO. 107:**

THAT, ALL THAT Piece and Parcel of the land bearing Khasra No. 107, MOUZA - SALAI (GODHANI), P.S.K. 40-A, having an area 2.28.00 Hectors, Rental Rs. 4.22, held Occupancy Class-1, situated at Village SALAI (GODHANI), Tahsil Nagpur (Rural), District - NAGPUR, originally belonged to (i) Shri. Baliram Eknath Akare, (ii) Shri. Kisana Ganpati Dakhole, (iii) Smt. Shanta Mohan Tule, (iv) Shri. Vilas Rambhau Aakre, (v) Shri. Namdeo Shyamrao Dakhole, (vi) Shri. Kailash Rambhau Akare, (vii) Smt. Shantabai Shyamrao Dakhole, (viii) Smt. Kusum Balkrushna kayarkar and (ix) Smt. Yashoda Anandrao Pimpalkar, being their joint separate property.

THAT, the aforesaid (i) Shri. Baliram Eknath Akare, (ii) Shri. Kisana Ganpati Dakhole, (iii) Smt. Shanta Mohan Tule, (iv) Shri. Vilas Rambhau Aakre, (v) Shri. Namdeo Shyamrao Dakhole, (vi) Shri. Kailash Rambhau Akare, (vii) Smt. Shantabai Shyamrao Dakhole, (viii) Smt. Kusum Balkrushna kayarkar and (ix) Smt. Yashoda Anandrao Pimpalkar lateron in their turn jointly transferred/sold the land bearing Khasra No. 107, MOUZA - SALAI (GODHANI), P.S.K. 40-A, having an area 2.28 Hectors, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal jointly, by a Sale deed dated 16-12-2022, which is duly registered in the office of Sub Registrar, Nagpur (Gramin)-7 in Book No. 1 at Sr. No. 11792 on even date.

As a result therefore the aforesaid (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat become the joint owners of non-agricultural lands bearing Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA, Patwari Halka No. 40-A, having an area of 1.84 Hectares, 1.77 Hectares, 1.85 Hectares, 1.42 Hectares, 2.31Hectares, 1.42 Hectares, 1.42 Hectares, 1.01 Hectares, 4.27 Hectares and 1.22.00 Hectares respectively, thus totaling 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Pewatha **AND** non-agricultural lands bearing Khasra Nos. 75/2 and 107 of MOUZA_ SALAI (GODHANI), Patwari Halka No. 40, having an area of 2.02 Hectares and 2.28 Hectares respectively thus totaling 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, situated at Village-Salai (Godhani), i.e 18.53 Hectares (i.e. 185300.00 Sq. Mtrs.) + 4.30 Hectares (i.e. 43000.00 Sq. Mtrs.) = 22.83 Hectares (i.e. 228300.00 Sq. Mtrs.), within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, with heritable and transferable rights therein and the same are accordingly mutated in its name in 7/12 Extracts.

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(ix) **THAT**, the aforesaid (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat, jointly with a intention to develop the said lands formed the Association of Persons known as "**R SANDESH PROJECTS**".

(x) **THAT**, the aforesaid (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**SANDESH NAGARI-4**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. का. अभि./नामप्रविप्रा/७८८० Dated 23-11-2022.

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

(a) Property Card (7/12 Extract) Khasra Nos. 92/1, 94/1, 94/2, 95, 96, 97, 98/1, 98/2, 99 and 101/1 of MOUZA – PEWATHA and bearing Khasra Nos. 75/2 and 107 of MOUZA - SALAI (GODHANI).

(b) Sale Deed of Kh. No. 92/1, dated 27-04-2007 by (i) Smt. Lilabai Bhagwan Khadse, (ii) Shri. Manohar Bhagwan Khadse, (iii) Shri. Chandu Bhagwan Khadse (iv) Shri. Sanjay Bhagwan Khadse and (v) Smt. Nirmala Prabhakar Thakre, in favour of Shri. V. Rajasekhar S/o. V. Venkataratnam, Registration No. 2606, Nagpur.

(c) Sale Deed of Kh. No. 94/1, dated 27-06-2000 by (1) Shri. Gunwant Laxmanrao Khadse, (2) Shri. Rajhans Laxmanrao Khadse, (3) Shri, Chhatrapal Laxmanrao Khadse and (4) Shri. Shrihari Laxmanrao Khadse, in favour of Mrs. Jyoti Vijay Tapadkar, Registration No. 3514(P), Nagpur.

(d) Sale Deed of Kh. No. 94/1, dated 17-04-2007 by Mrs. Jyoti Vijay Tapadkar, in favour of Shri. V. Rajasekhar S/o. V. Venkataratnam, Registration No. 2308, Nagpur.

(e) Sale Deed of Kh. No. 94/2, dated 11-04-2001 by Shri. Baban Jagannath Gaidhane in favour of Shri. Vijay Mahadeorao Tapadkar, Registration No. 3933, Nagpur.

(f) Sale Deed of Kh. No. 94/2, dated 20-05-2022 by Shri. Vijay Mahadeorao Tapadkar, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, Registration No. 3991(P), Nagpur.

(g) Sale Deed of Kh. No. 95, dated 25-09-1990 by Shri. Mahadeo Morba Dongre, in favour of Shri. Prashant Baliramji Kapse, Registration No. 7250(P), Nagpur.

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(h) Sale Deed of Kh. No. 95, dated 28-05-2007 by Shri. Prashant Baliramji Kapse, in favour of Shri. V. Rajasekhar S/o. V. Venkataratnam, Registration No. 3254, Nagpur.

(i) Sale Deed of Kh. No. 96, dated 23-03-2006 by Smt. Bainabai Madhorao Shingne and 10 others, in favour of Smt. Mrunmayee Deovrat Joshi and 10 others, Registration No. 1325, Nagpur.

(j) Sale Deed of Kh. No. 96, dated 07-07-2022 by Smt. Mrunmayee Deovrat Joshi and 10 others, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, Registration No. 3179, Nagpur.

(k) Sale Deed of Kh. No. 97, dated 29-11-1996 by Shri. Vithal Laxman Dadge, in favour of Shri. Prashant Baliramji Kapse, Registration No. 10849(P), Nagpur.

(l) Sale Deed of Kh. No. 97, dated 25-05-2007 by Shri. Prashant Baliramji Kapse, in favour of Shri. V. Rajasekhar S/o. V. Venkataratnam, Registration No. 4309, Nagpur.

(m) Sale Deed of Kh. Nos. 92/1, 94/1, 95 and 97, dated 22-03-2010by Shri. V. Rajasekhar S/o. V. Venkataratnam, in favour of Sew Vidarbha Infrastructure Private Ltd., Registration No. 1728, Nagpur.

(n) Sale Deed of Kh. No. 98/1, dated 23-12-1987 by Shri. Vasudeo Tukaram Khadse, in favour of Shri. Dilip Devrao Gaat, Registration No. 3582, Nagpur.

(o) Correction Deed of Kh. No. 98/1, dated 09-11-2006 by Shri. Vasudeo Tukaram Khadse, in favour of Shri. Dilip Devrao Gaat, , Registration No. 6222, Nagpur.

(p) Sale Deed of Kh. No. 98/2, dated 23-12-1987 by Shri. Wasudeo Tukaram Khadse, in favour of Shri. Raju Mahadeo Chauhan, Registration No. 3583, Nagpur.

(q) Correction Deed of Kh. No. 98/2 dated 13-11-2006 by Shri. Wasudeo Tukaram Khadse, in favour of Shri. Raju Mahadeo Chauhan, Registration No. 6223, Nagpur.

(r) Sale Deed of Kh. No. 98/2, dated 12-01-2007 by Shri. Raju Mahadeo Chauhan, in favour of Sew Vidarbha Infrastructure Pvt. Ltd, Registration No. 351, Nagpur.

(s) Sale Deed of Kh. Nos. 92/1, 94/1, 95, 97, 98/2 and 99, dated 30-03-2021 by Sew Vidarbha Infrastructure Pvt. Ltd., in favour of (i) Raising City Infrastructure and (ii) M/s. Gokul Vrundavan Infratech, Registration No. 6175, Nagpur.

(t) Sale Deed of Kh. Nos. 92/1, 94/1, 95, 97, 98/2 and 99, dated 20-10-2022 by (i) Raising City Infrastructure and (ii) M/s. Gokul Vrundavan Infratech, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, Registration No. 9687, Nagpur.

(u) Sale Deed of Kh. No. 99, dated 06-10-2005 by (1) Smt. Miradevi Nathusingh Naukriya, (2) Shri. Jagdish Nathusing Naukriya, (3) Shri. Nathusing Jiyalal Naukriya and (4) Shri. Ranjeet Nathusing Naukriya, in favour of (1) Shri.

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Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar, Registration No. 2767, Nagpur.

(v) Sale Deed of Kh. No. 99, dated 12-01-2007 by (1) Shri. Harish Pandurang parshivnikar, (2) Shri. pandurang Namdeo Nandurkar, (3) Shri. Kewalram Sahadeo Rotkar, (4) Smt. Saraswatibai Mahadeo Deshmukh, (5) Sau. Vandana Kewalram Rotkar, in favour of Sew Vidarbha Infrastructure Pvt. Ltd., Registration No. 442, Nagpur.

(w) Sale Deed of Kh. No. 101/1, dated 07-06-2000 by Shri. Narendra Harbaji Tale, in favour of Smt. Chandrakanta Baliram Temburne, Registration No. 3179, Nagpur.

(x) Sale Deed of Kh. No. 101/1, dated 22-06-2022 by Smt. Chandrakanta Baliram Temburne, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, Registration No. 5373, Nagpur.

(y) Sale Deed of Kh. No. 75/2, dated 03-01-1992 by Smt. Raibai and Keshavrao Khadatkar, in favour of Mohammed Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab, Registration No. 154, Nagpur.

(z) Sale Deed of Kh. No. 75/2, dated 13-05-1993 by Mohammed Israil s/o Sheikh Hussain and Mohammed Kasim s/o Sheikh Gulab, in favour of Noorjahan Kurshid Ahmed, Registration No. 2535, Nagpur.

(aa) Sale Deed of Kh. No. 75/2, dated 30-06-2022 by Noorjahan Kurshid Ahmed, in favour of M/s. Shree Shyam Trading Company, Registration No. 5639, Nagpur.

(bb) Sale Deed of Kh. No. 107, dated 16-12-2022, by Shri. Baliram Eknath Akare and others, in favour of (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Ranjeet Singh Chhabda and (iv) Shri. Shyamsundar Rambilas Mittal, Registration No. 11792, Nagpur.

(xii) **THAT**, all the aforesaid documents produced before by (i) Shri. Dilip Pralhadari Agrawal (ii) Shri. Nitin Marotrao Upare, (iii) Shri. Shyamsundar Rambilas Mittal, (iv) Shri. Ranjeet Singh Chhabda and (v) M/s. Shyam Trading Company and (vi) Shri. Dilip Deorao Gaat to me for scrutiny 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 its ownership rights are affected, diluted or third party interest is created.

(xiii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 92** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to

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2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011858729202223E dated 08-12-2022, Receipt No. 10370, dated 15-12-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011780939202223E dated 07-12-2022, Receipt No. 1112668281. The receipt of the same is enclosed herewith.

(xiv) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 94** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011859343202223E, dated 08-12-2022, Receipt No. 10379, dated 15-12-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011786988202223E, dated 07-12-2022, Receipt No. 1112668381. The receipt of the same is enclosed herewith.

(xv) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 95** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011953675202223E, dated 10-12-2022, Receipt No. 10378, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011790631202223E, dated 07-12-2022, Receipt No. 1112668450. The receipt of the same is enclosed herewith.

(xvi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 96** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012075338202223E, dated 13-12-2022, Receipt No. 10377, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH01172454202223E, dated 07-12-2022, Receipt No. 1112668504. The receipt of the same is enclosed herewith.

(xvii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 97** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012076757202223E, dated 13-12-2022, Receipt No. 10376, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No.

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MH011806995202223E, dated 07-12-2022, Receipt No. 1112668878. The receipt of the same is enclosed herewith.

(xviii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 98** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012077769202223E, dated 13-12-2022, Receipt No. 10375, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011846411202223E, dated 08-12-2022, Receipt No. 1112670217. The receipt of the same is enclosed herewith.

(xix) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 99** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012092591202223E, dated 13-12-2022, Receipt No. 10374, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011849013202223E, dated 08-12-2022, Receipt No. 1112670294. The receipt of the same is enclosed herewith.

(xx) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 101** MOUZA- PEWATHA, NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012093588202223E, dated 13-12-2022, Receipt No. 10373, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011851837202223E, dated 08-12-2022, Receipt No. 1112670349. The receipt of the same is enclosed herewith.

(xxi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 75** MOUZA- SALAI (GODHANI), NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012094399202223E, dated 13-12-2022, Receipt No. 10372, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011854862202223E, dated 08-12-2022, Receipt No. 1112670424. The receipt of the same is enclosed herewith.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(xxii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 107** MOUZA- SALAI (GODHANI), NAGPUR – RURAL for the period of 12 (TWELVE) years i.e. from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012095095202223E, dated 13-12-2022, Receipt No. 10371, dated 15-12-2022, & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011856432202223E, dated 08-12-2022, Receipt No. 1112670452. The receiptsof the same is enclosed herewith.

(xxiii) **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.

Date: 23-12-2022

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE