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

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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and parcel of land bearing Amalgamated **Plot No. 93-94** out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, containing by total admeasurements 468 Sq. Mtrs. (i.e. 5037.55 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of **Mouza – BHAMTI (PARSODI)**, P. H. No. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "**PARK VIEW-20**", bearing Corporation House No. 4190/93+94, **City Survey No. 42**, Sheet No. 276/17 & 20, situated at Dharmpeth Griha Nirman Society layout, Bhamti (Parsodi), Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

(i) I have investigated the title of the said plot on the request of (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak acting through their duly constituted attorney M/s. Aarna Associates and acting through its Authorised Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar, (3) Mr. Gaurav Mukundrao Dongare, the Developer (Name of owner/ promoter/ developer/company) and following documents

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(2) Description of the property:

ALL THAT Piece and parcel of land bearing Amalgamated **Plot No. 93-94** out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, containing by total admeasurements 468 Sq. Mtrs. (i.e. 5037.55 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of **Mouza – BHAMTI (PARSODI)**, P. H. No. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "**PARK VIEW-20**", bearing Corporation House No. 4190/93+94, **City Survey No. 42**, Sheet No. 276/17 & 20, situated at Dharmpeth Griha Nirman Society layout, Bhamti (Parsodi), Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - PLOT NO. 95, ON THE WEST - PLOT NO. 92, THE NORTH - PLOT NOS. 87 & 88, ON THE SOUTH – 9.00 MTRS. WIDE ROAD

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

(4) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Ferfar Entry No. 22381 dated 30-03-2016 and Ferfar Entry No. 22382 dated 30-03-2016, Ferfar Entry No. 4637 dated 17-07-2006

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

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and parcel of land bearing Amalgamated **Plot No. 93-94** out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, containing by total admeasurements 468 Sq. Mtrs. (i.e. 5037.55 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of **Mouza – BHAMTI (PARSODI)**, P. H. No. 44, bearing Corporation House No. 4190/93+94, **City Survey No. 42**, Sheet No. 276/17 & 20, situated at Dharmpeth Griha Nirman Society layout, Bhamti (Parsodi), Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR	(1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak acting through their duly constituted attorney M/s. Aarna Associates and acting through its Authorised Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar, (3) Mr. Gaurav Mukundrao Dongare, the Developer

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

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In accordance with the available search from the online portal the Title of (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak acting through their duly constituted attorney M/s. Aarna Associates and acting through its Authorised Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar, (3) Mr. Gaurav Mukundrao Dongare on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak acting through their duly constituted attorney M/s. Aarna Associates and acting through its Authorised Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar, (3) Mr. Gaurav Mukundrao Dongare, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 15.11.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 42 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak recorded in the property Card City Survey No. 42 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 93-94** out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, containing by total admeasurements 468 Sq. Mtrs. (i.e. 5037.55 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of **Mouza – BHAMTI (PARSODI)**, P. H. No. 44, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 4190/93+94, **City Survey No. 42**, Sheet No. 276/17 & 20, situated at Dharmpeth Griha Nirman Society layout, Bhamti (Parsodi), Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 42 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 22381 dated 30-03-2016 and Ferfar Entry No. 22382 dated 30-03-2016, Ferfar Entry No. 4637 dated 17-07-2006 the name of (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak is recorded as owners of the said land.

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

THAT, ALL THAT Piece and Parcel of land bearing Plot No. 93 out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, admeasuring Length 18 Mtrs. and Breadth 13 Mtrs. equal to 234 Sq. Mtrs. (i.e. 2518.776 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of Mouza – BHAMTI (PARSODI), P. H. No. 44, bearing City Survey Nos. 42, Sheet No. 276/17 and 20 of Mouza – BHAMTI (PARSODI), situated at Bhamti (Parsodi),

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Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mrs. Suwarna Digambar Varadpande, having purchased the same by her from The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, by a Sale Deed dated 18.12.1979, which is duly registered in the office of Joint Sub-Registrar Nagpur-III in Addl. Book No. 1, Volume No. 303 on Pages 30 to 32 at Registered Serial No. 1693 (P) on 18.12.1979.

THAT, Mrs. Suwarna Digambar Varadpande lateron transferred/sold the aforesaid property comprising Plot No. 93 by way of sale to Mr. Vijay Vinayak Gole, by a Sale Deed dated 12.07.1982, which is duly registered in the office of Joint Sub-Registrar Nagpur-III in Book No. I at Registered Serial No. 4840 on 12.07.1982.

THAT, Mr. Vijay Vinayak Gole lateron constructed a Residential House standing thereon and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/10898/14330 dated 02.05.1983 and present owners have demolished the said structure in order to develop the said plot of land through developer.

THAT, Mr. Vijay Vinayak Gole relinquished his ½ (ONE-HALF) share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 93 TOGETHERWITH the entire R.C.C. Superstructure comprising GROUND FLOOR of Mouza – BHAMTI (parsodi), in Tahsil and District – NAGPUR in favour of Mr. Avinash Gajananrao Deo, by Registered Deed of Disclaimer of Title and Relinquishment dated 19.03.1987, which is duly Registered in the office of the Joint Sub Registrar Nagpur-2 in Book No. 1 at Registered Serial No. 1027 on 09.03.1987. As result therefore Mr. Avinash Gajananrao Deo became the Owner of the undivided ½ (ONE-HALF) share in the aforesaid property comprising Plot No. 93 TOGETHERWITH the entire R.C.C. Superstructure comprising GROUND FLOOR with heritable and transferable rights therein.

THAT, the aforesaid Mr. Avinash Gajananrao Deo left for heavenly abode on 01.11.1990 and consequent upon his death/demise her aforesaid property devolved upon his Widow Smt. Sunanda Avinash Deo, Two Sons namely (i) Mr. Atul Avinash Deo, (ii) Mr. Shrikant Avinash Deo, and Only married daughter Mrs. Laxmi Uday Kukde (Maiden name Ku. Laxmi Avinash Deo), by intestate succession being the legal heirs of the deceased, As a result therefore (i) Smt. Sunanda Avinash Deo, (ii) Mr. Atul Avinash Deo, (iii) Mr. Shrikant Avinash Deo, (iv) Mrs. Laxmi Uday Kukde (Maiden name Ku. Laxmi Avinash Deo) became the Joint/Co-Owners of the aforesaid property (each of them 1/4th share and interest in the undivided ½ (ONE-HALF) share in the aforesaid

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property comprising Plot No. 93 TOGETHERWITH the entire R.C.C. Superstructure comprising GROUND FLOOR with heritable and transferable rights therein.

THAT, (i) Smt. Sunanda Avinash Deo, (ii) Mr. Atul Avinash Deo, (iii) Mrs. Laxmi Uday Kukde (Maiden name Ku. Laxmi Avinash Deo) relinquished their UNDIVIDED 3/4th share and interest in the 1/2 (ONE-HALF) share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 93 TOGETHERWITH the entire R.C.C. Superstructure comprising GROUND FLOOR of Mouza – BHAMTI (parsodi), in Tahsil and District – NAGPUR in favour of Mr. Shrikant Avinash Deo, by Registered Deed of Relinquishment/Release Deed on 11-11-2013, which is duly Registered in the office of the Joint Sub Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6799/2013 on 11-11-2013.

THAT, as a result therefore Mr. Vijay Vinayak Gole and Mr. Shrikant Avinash Deo jointly have now become the Joint Owners of the aforesaid entire property bearing Plot No. 93, TOGETHERWITH the more than 32 Years Old the entire Residential House standing thereon with heritable and transferable rights therein and their names were also accordingly mutated in all relevant records and also in the Property Card of City Survey.

THAT, in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 94 out of the layout of The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, admeasuring Length 18 Mtrs. and Breadth 13 Mtrs. equal to 234 Sq. Mtrs. (i.e. 2518.776 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of Mouza – BHAMTI (PARSODI), P. H. No. 44, bearing City Survey Nos. 42, Sheet No. 276/17 of Mouza – BHAMTI (PARSODI), situated at Bhamti (Parsodi), Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mr. Ramchandra Dhondo Pathak, having purchased the same by her from The Dharampeth Griha Nirman Sahakari Sanstha Ltd., Nagpur, by a Sale Deed dated 11-01-1973, which is duly registered in the office of Joint Sub-Registrar Nagpur-III in Addl. Book No. 1, Volume No. 144 on Pages 145 to 147 at Registered Serial No. 44(P) on 11-01-1973.

THAT, the aforesaid Mr. Ramchandra Dhondo Pathak left for heavenly abode on 02-12-1984 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Smt. Asha Ramchandra Pathak, two only Sons namely (1) Mr. Rajesh Ramchandra Pathak, (2) Mr. Shripad Ramchandra Pathak and married two married Daughters namely (1) Smt. Manisha alias Madhumati Milind Alsundekar (2) Mrs. Harsha Deepak Karve, by way intestate succession being the legal heirs of the deceased.

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THAT, the aforesaid Smt. Asha Ramchandra Pathak left for heavenly abode on 12-11-2006 and consequent upon her death/demise her share in the aforesaid property devolved upon her two only Sons namely (1) Mr. Rajesh Ramchandra Pathak, (2) Mr. Shripad Ramchandra Pathak and married two married Daughters namely (1) Smt. Manisha alias Madhumati Milind Alsundekar (2) Mrs. Harsha Deepak Karve, by way intestate succession being the legal heirs of the deceased.

THAT, (1) Smt. Manisha alias Madhumati Milind Alsundekar (2) Mrs. Harsha Deepak Karve relinquished/release their share in the aforesaid in favour of their Brothers namely (1) Mr. Rajesh Ramchandra Pathak, (2) Mr. Shripad Ramchandra Pathak by a Registered Relinquishment/Release Deed dated 16-09-2006, which is duly Registered in the office of the Joint Sub Registrar Nagpur-1 in Book No. 1 at Registered Serial No. 5474/2006 on 16-09-2006. As result therefore (1) Mr. Rajesh Ramchandra Pathak and (2) Mr. Shripad Ramchandra Pathak, jointly have now become the Joint Owners of the aforesaid entire property bearing **Plot No. 94** with heritable and transferable rights therein and their names were also accordingly mutated in all relevant records and also in the Property Card of City Survey.

THAT, (1) Mr. Vijay Vinayak Gole and (2) Mr. Shrikant Avinash Deo have now decided to develop their respective Plots bearing Plot No. 93 and 94 jointly into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT, accordingly by an Agreement of Development Dated 01-11-2021, the aforesaid (1) Mr. Vijay Vinayak Gole and (2) Mr. Shrikant Avinash Deo entrusted the entire work of Development of the said Plot No. 93 to M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, upon the several terms and conditions contained therein and the said Agreement of Development is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 8704/2021 on 01-11-2021 and subsequently executed a Correction Deed on 03-01-2022, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 40/2022 on 03-01-2022. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Aarna Associates.

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THAT, for completion of the said proposed Multistoreyed Building, the aforesaid (1) Mr. Vijay Vinayak Gole and (2) Mr. Shrikant Avinash Deo have executed General Power of Attorney in favour of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare on 01-11-2021 and thereby allowed to develop the said property and the said Attorney is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Registered Serial No. 8705/2021 on 01-11-2021 and subsequently executed a Correction Deed on 03-01-2022, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 65/2022 on 03-01-2022.

THAT, in the like manner accordingly by an Agreement of Development Dated 03-11-2021, the aforesaid (1) Mr. Rajesh Ramchandra Pathak and (2) Mr. Shripad Ramchandra Pathak, have entrusted the entire work of Development of the said Plot No. 94 to M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, upon the several terms and conditions contained therein and the said Agreement of Development is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 8809/2021 on 03-11-2021 and subsequently executed a Correction Deed on 03-01-2022, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 22/2022 on 03-01-2022. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Aarna Associates.

THAT, for completion of the said proposed Multistoreyed Building, the aforesaid (1) Mr. Rajesh Ramchandra Pathak and (2) Mr. Shripad Ramchandra Pathak, have executed General Power of Attorney in favour of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare on 03-11-2021 and thereby allowed to develop the said property and the said Attorney is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Registered Serial No. 8810/2021 on 03-11-2021 and subsequently executed a Correction Deed on 03-01-2022, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 23/2022 on 03-01-2022.

THAT,, (1) Mr. Vijay Vinayak Gole and (2) Mr. Shrikant Avinash Deo acting through their constituted Attorney M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare later on

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applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 93 and 94 into single unit. Considering their request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 93 and 94 into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur in favour of (1) Mr. Vijay Vinayak Gole and (2) Mr. Shrikant Avinash Deo vide its Amalgamation Letter No. म.न.पा./नरवि/एकत्रिकरण/७८ Dated 31-12-2021. As per the said Amalgamation Letter Dated 31-12-2021, the Plot Numbers mentioned as 93-94 containing by admeasurements 468.00 Sq. Mtrs.

THAT in pursuance of the said agreement for the purpose of construction of additional Built-up spaces on the said Plot of land the (1) Mr. Vijay Vinayak gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak through their Power of Attorney Holder M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare has purchased Transferable Development Rights (TDR) of 87.00 Sq. Mtrs. from Mrs. Rachana Sanjay Joshi through Power of Attorney Holder Mr. Sanjay Satyanarayan Joshi out of the TDR Certificate No. 068, by a Transfer Deed dated 18-01-2022 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 566/2022 on even date.

THAT in the like manner in pursuance of the said agreement for the purpose of construction of additional Built-up spaces on the said Plot of land the (1) Mr. Vijay Vinayak gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak through their Power of Attorney Holder M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare has purchased Transferable Development Rights (TDR) of 191.00 Sq. Mtrs. from M/s. Miraco Prestressing (Pvt.) Ltd out of the TDR Certificate No. 006, by a Transfer Deed dated 18-01-2022 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 567/2022 on even date.

THAT, (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak lateron jointly decided to develop the aforesaid Plots No. 46 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT, in pursuance of the aforesaid Agreement, M/s. Aarna Associates has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated **Plot No. 93-94** and to be known and styled as "**PARK VIEW-20**" and the same is

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duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 112333, Permit No. NMO/B/2022/APL/00649 Dated 10-08-2022.

THAT, the aforesaid entire property is also submitted 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 said Deed of Declaration dated 19-10-2022 relating to the property comprising Amalgamated **Plot No. 93-94**, which is duly registered in the office Sub-Registrar Nagpur, in Book No.1 at Registered Serial No. 9335 on 19-10-2022.

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

(i) Sale Deed dated 18.12.1979 for Plot No. 93 of Mrs. Suwarna Digambar Varadpande, Registered Serial No. 1693 (P) on 18.12.1979.
(ii) Sale Deed dated 12.07.1982 for Plot No. 93 of Mr. Vijay Vinayak Gole, Registered Serial No. 4840 on 12.07.1982.
(iii) Relinquishment dated 19.03.1987 of Plot No. 93 of Mr. Avinash Gajananrao Deo, Registered Serial No. 1027 on 09.03.1987.
(iv) Death Certificate of Mr. Avinash Gajananrao Deo died on 01.11.1990.
(v) Registered Deed of Relinquishment/Release Deed on 11-11-2013 for 1/2 (ONE-HALF) share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 93 of of Mr. Shrikant Avinash Deo, Registered Serial No. 6799/2013 on 11-11-2013.
(vi) Sale Deed dated 11-01-1973 for Plot No. 94 of Mr. Ramchandra Dhondo Pathak, Registered Serial No. 44(P) on 11-01-1973.
(vii) Death Certificate of Mr. Ramchandra Dhondo Pathak died on 02-12-1984.
(viii) Death Certificate of Smt. Asha Ramchandra Pathak died on 12-11-2006.
(ix) Relinquishment/Release Deed dated 16-09-2006 for Plot No. 94 of (1) Mr. Rajesh Ramchandra Pathak, (2) Mr. Shripad Ramchandra Pathak, Registered Serial No. 5474/2006 on 16-09-2006.
(x) Agreement of Development Dated 01-11-2021 for Plot No. 93 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 8704/2021 on 01-11-2021.
(xi) Correction Deed executed on 03-01-2022 of Agreement of Development Dated 01-11-2021 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 40/2022 on 03-01-2022.
(xii) General Power of Attorney Dated 01-11-2021 for Plot No. 93 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare on 01-11-2021 , Registered Serial No. 8705/2021 on 01-11-2021
(xiii) Correction Deed executed on 03-01-2022 of General Power of Attorney Dated 01-11-2021 for Plot No. 93 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 65/2022 on 03-01-2022.
(xiv) Agreement of Development Dated 03-11-2021 for Plot N. 94 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 8809/2021 on 03-11-2021.

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(xv) Correction Deed executed on 03-01-2022 of Agreement of Development Dated 03-11-2021 for Plot N. 94 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 22/2022 on 03-01-2022..

(xvi) General Power of Attorney Dated 03-11-2021 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare Registered Serial No. 8810/2021 on 03-11-2021.

(xvii) Correction Deed executed on 03-01-2022 of General Power of Attorney Dated 03-11-2021 of M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare, Registered Serial No. 23/2022 on 03-01-2022.

(xviii) Amalgamation Letter Dated 31-12-2021 Transferable Development Rights (TDR) of 87.00 Sq. Mtrs. of

(xix) Transfer Deed dated 18-01-2022 for Transferable Development Rights (TDR) of 87.00 Sq. Mtrs. (1) Mr. Vijay Vinayak gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak through their Power of Attorney Holder M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare at Registered Serial No. 566/2022 on 18-01-2022.

(xx) Transfer Deed dated 18-01-2022 for Transferable Development Rights (TDR) of 191.00 Sq. Mtrs. of (1) Mr. Vijay Vinayak gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak through their Power of Attorney Holder M/s. Aarna Associates acting through its Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar and (3) Mr. Gaurav Mukundrao Dongare Registered Serial No. 567/2022 on 18-01-2022.

(xxi) Building Permit and Sanctioned Map Dated 10-08-2022 for Amalgamated Plot No. 93-94

(xxii) Deed of Declaration dated 19-10-2022 relating to the property comprising Amalgamated Plot No. 93-94, Registered Serial No. 9335 on 19-10-2022

THAT all the aforesaid documents produced before by (1) Mr. Vijay Vinayak Gole, (2) Mr. Shrikant Avinash Deo, (3) Mr. Rajesh Ramchandra Pathak, (4) Mr. Shripad Ramchandra Pathak acting through their duly constituted attorney M/s. Aarna Associates and acting through its Authorised Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mr. Abhinav Prakash Nimbekar, (3) Mr. Gaurav Mukundrao Dongare, the Developer to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Amalgamated Plot No. 93-94 Mouza Bhamti (Parsodi) in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1992 to 2022.

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

(4) Any other relevant Title : N.A.
(5) Litigations if any : - N.A.

Nagpur.
Dated : 15.11.2022

Ashwin Patil
Advocate

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