

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2324-0588

FORMAT - A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration -

The names of (1) Mrs. Nirmal W/o Ramkrishna Parande, (2) Mrs. Mangala W/o Prakashrao Khardenavis, (3) Mrs. Aruna W/o Anil Saraf, (4) Mrs. Seema W/o Vishwanath Deshpande, (5) Mrs. Madhavi W/o Chandrakant Ballal, (6) Mrs. Snehalata W/o Dattatraya Pattalwar, (7-a) Smt. Suhasini Wd/o Late Shri. Ashok Baone, (7-b) Shri. Gaurav S/o Late Shri. Ashok Baone, (7-c) Shri. Chaitanya S/o Late Shri. Ashok Baone, (8) Mrs. Dipti W/o Adityaram Bapat, (9) Shri. Ajit S/o Diwakar Baone, (10) Shri. Ajit S/o Basant Bhakay, (11) Mrs. Ishita Raju W/o Chintal Appal Raju, (12) Shri. Pramod S/o Late Shri. Harish Sutarve, are recorded in the property card in respect of the property comprising ALL THOSE pieces and parcels of lands bearing Plot Nos. S-13/A and S-13/B out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur containing by admeasurement 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) and 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) respectively, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 358, 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, City Survey No. 164 and Sheet No. 84/34 of MOUZA - AJNI, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.

2} Mutation Entry -

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Nos. (i) 523 dated 10-10-2006, (ii) 17304 dated 18-07-2018, (iii) 14162 dated 09-10-2015, (iv) 17269 dated 16-07-2018, (v) 15543 dated 04-01-2017, (vi) 15542 dated 04-01-2017, (vii) 14128 A dated 30-09-2015, the names of ALL THOSE pieces and parcels of lands bearing Plot Nos. S-13/A and S-13/B out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur containing by admeasurement 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) and 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) respectively, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 358, 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, City Survey No. 164 and Sheet No. 84/34 of MOUZA - AJNI, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR are recorded as Owners of the said property.

3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.



(i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. S-13 out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, admeasuring East-West 80 Ft. and North-South, 100 Ft. equal to 8000 Sq. Ft. (OR 743.21 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 358, City Survey No. 164 and Sheet No. 84/34 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. V. Subbarao, being his separate property, having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 09-03-1939.

(ii) THAT, consequent upon the death of said Shri. V. Subbarao, his property bearing Plot No. S-13 thus devolved upon his widow Smt. Indirabai alias Adammbai and his unmarried daughter Ku. Anusaya who thus inherited his said property by way of intestate succession.

(iii) THAT, said Smt. Indirabai alias Adammbai for herself and on behalf of her minor daughter Ku. Anusaya sold the said property bearing Plot No. S-13 to Shri. Wasudeo Vinayak Agasthi, for a valuable consideration of Rs. 1,175/- by a Sale Deed dated 29-11-1951 and which is duly registered at the office of the Sub-registrar, Nagpur in Book No. 1, Volume No. 150 on Pages 393 to 396 at Sr. No. 3197 on 30-11-1951.

(iv) THAT, the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of Mouza – AJNI, is converted for Non-Agricultural (Residential) Use vide Order Dated 16-10-1976 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No. 104/A-2/66-67.

(v) THAT, the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 13-04-1942 and 22-02-1952 made between the said Society and the Nagpur Improvement Trust.

(vi) THAT, the aforesaid Shri. Wasudeo Vinayak Agasthi lateron in his turn transferred the aforesaid property by way of Sale to Shri. Vishwanath Wasudeo Agasthi, by a Sale Deed Dated 25-06-1958, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. I, Volume No. 281 on Pages 46 to 48 at Sr. No. 2517 on 24-07-1958.

(vii) THAT, the aforesaid Shri. Vishwanath Wasudeo Agasthi lateron transferred All That Piece and Parcel of land admeasuring East-West 40 Ft. and North-South 100 Ft. equal to 4000 Sq. Ft. (OR 371.60 Sq. Mtrs.) comprising



WESTERN PORTION of Plot No. S-13 being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 358, City Survey No. 164 and Sheet No. 84/34 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by way of Sale to Mrs. Shobha Diwakarrao Baone, by a Sale Deed Dated 04-02-1985, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 411 on even date.

(viii) THAT, the said Plot No. S-13 came to be Sub-divided in Two parts i.e. Plot No. S-13/A & S-13/B each containing by admeasurement 4000 Sq. Ft. (OR 371.60 Sq. Mtrs.), bearing City Survey Nos. 164 in terms of the Sub-division Order passed by the by the Nagpur Improvement Trust, Nagpur vide its Letter No. PLN/7499 Dated 23-05-1989. As per Sub-Division, the said Plot No. S-13/A containing by admeasurement 4000 Sq. Ft. is allotted to Shri. Vishwanath Wasudeo Agasthi and Plot No. S-13/B containing by admeasurement 4000 Sq. Ft. is allotted to Mrs. Shobha Diwakarrao Baone with heritable and transferable rights therein.

PLOT NO. S-13/A

THAT, the said Shri. Vishwanath Wasudeo Agasthi lateron constructed a Double Storeyed Residential House on the said Plot No. S-13/A covering a total Built-up area of 253.37 Sq. Mtrs. in accordance with the duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/1646/3857 Dated 04-02-1994.

THAT, during his life time the aforesaid Shri. Vishwanath Wasudeo Agasthi executed his LAST WILL AND TESTAMENT on 20-07-1994 and thereby he bequeathed the aforesaid entire property comprising Plot No. S-13/A Togetherwith the existing Double Storeyed Residential House standing thereon to his Wife Smt. Sushila Vishwanath Agasthi and 6 daughters namely Mrs. Nirmala Ramkrushna Parande, Mrs. Mangala Prakash Kardenavis, Mrs. Aruna Anil Saraf, Mrs. Madhavi Chandrakant Ballal, Mrs. Seema Girish Deshpande and Mrs. Snehalata Dattatraya Pattalwar, absolutely forever with heritable and transferable rights therein. The said Will is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 83(P) on 05-09-1994.

THAT, said Shri. Vishwanath Wasudeo Agasthi left for heavenly abode on 21-03-2005 and consequent upon his demise/death, his Wife Smt. Sushila Vishwanath Agasthi and 6 daughters namely Mrs. Nirmala Ramkrushna Parande, Mrs. Mangala Prakash Kardenavis, Mrs. Aruna Anil Saraf, Mrs. Madhavi Chandrakant Ballal, Mrs. Seema Girish Deshpande and Mrs. Snehalata Dattatraya Pattalwar



became the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 20-07-1994.

THAT, the aforesaid Smt. Sushila Vishwanath Agasthi left for heavenly abode on 05-07-2016 and consequent upon her demise/death her share in the said entire property devolved upon her 6 daughters namely Mrs. Nirmala Ramkrushna Parande, Mrs. Mangala Prakash Kardenavis, Mrs. Aruna Anil Saraf, Mrs. Madhavi Chandrakant Ballal, Mrs. Seema Girish Deshpande and Mrs. Snehalata Dattatraya Pattalwar, the Owners named hereinabove, by way of intestate succession, being the only legal heirs of the deceased.

THAT, As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of the Undivided 1/6th share and interest in the aforesaid Plot No. S-13/A, situated at Laxmi Nagar, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey.

PLOT NO. S-13/B

THAT, the aforesaid Mrs. Shobha Diwakarrao Baone lateron decided to develop the aforesaid Plot No. S-13/B into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. Accordingly, she has entrusted the entire work of Development of the said property to M/s. Salpekar Builders, a registered Partnership Firm, having its Office at Salpekar Building, Rani Jhansi Square, Sitabuldi, Nagpur, acting through its Authorised Partner Shri. Vilas S/o Vasant Sapekar by an Agreement for Development of Ownership dated 03-03-1988, upon the several terms and conditions.

THAT, during her life time the aforesaid Mrs. Shobha Diwakarrao Baone executed her LAST WILL AND TESTAMENT on 09-04-1988 and thereby she bequeathed the aforesaid entire property comprising Plot No. S-13/B to her 2 sons namely Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone absolutely forever with heritable and transferable rights therein.

THAT, said Mrs. Shobha Diwakarrao Baone left for heavenly abode on 11-10-1988 and consequent upon her demise/death, her 2 sons namely Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone became the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 09-04-1988.



THAT, the aforesaid Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone in terms of aforesaid Agreement for Development of Ownership dated 03-03-1988 executed by their mother Mrs. Shobha Diwakarrao Baone accord their consent of the said Agreement, thus further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. S-13/B in favour of the each such individual buyer as may be nominated by M/s. Sapekar Builders.

THAT, in pursuance of the said Agreement, the said M/s. Salpekar Builders accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. S-13/B and known and styled as "KALPAK APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/254/17604 Dated 25-10-1989.

THAT, later on the said Plot No. S-13/B and the Building thereon and the Apartments therein are submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by Deed of Declaration dated 22-06-1992 and which is duly registered in the office of Sub-Registrar-8, Nagpur in Addl. Book No. 1, Volume No. 67 on pages 191 to 207 at Sr. No. 2081(P) on even date.

THAT, on completion of the said Multistoreyed Building in all respects, the aforesaid the then Owners namely Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith the said M/s. Salpekar Builders jointly transferred/sold the Undivided Proportionate shares and interests in the said Plot No. S-13/B Togetherwith the entire R.C.C. Superstructures comprising various Apartments out of the building standing thereon and known and styled as "KALPAK APARTMENTS" to 6 individual prospective buyers/purchasers by 6 separate duly registered Deeds of Apartment/Sale Deeds in the following manner:-

(1) APARTMENT NO. 001 ON GROUND FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 001 covering a Built-up area of 61.92 Sq. Mtrs on the GROUND FLOOR of "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to Shri. Ashok Diwakarrao Baone, by a Deed of Apartment Dated 13-04-1994, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, on Pages 176 to 179 at Sr. No. 4002(P) on even date.

Aforesaid Shri. Ashok Diwakarrao Baone left for heavenly abode on 16-12-2010 and consequent upon his demise/death, the said Apartment No. 001 devolved upon



his widow Smt. Suhasini Ashok Baone and 2 sons namely Shri. Ashok Diwakar Baone and Shri. Chaitanya Ashok Baone, the Owner Nos. 1-A to 1-C named hereinabove, by way of intestate succession, being the only legal heirs of the deceased.

(2) APARTMENT NO. 002 ON GROUND FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 002 covering a Built-up area of 61.92 Sq. Mtrs on the GROUND FLOOR of "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to Shri. Vidyadhar J. Bhave, by a Deed of Apartment Dated 05-11-1993, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 751 on Pages 74 to 77 at Sr. No. 6348(P) on even.

The aforesaid Shri. Vidyadhar J. Bhave left for heavenly abode on 21-10-2010 and consequent upon his demise/death the said Apartment No. 002 devolved upon his widow Smt. Leela Vidyadhar Bhave and 2 daughters namely Mrs. Ratnamala Rajendra Jog and Mrs. Dipti Adityram Bapat, by way of intestate succession, being the only legal heirs of the deceased.

Smt. Leela Vidyadhar Bhave and Mrs. Ratnamala Rajendra Jog relinquished all their rights, title and interest in the said property in favour of Mrs. Dipti Adityram Bapat, the Owner No. 2 named hereinabove, by a Deed of Release Dated 07-05-2014, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 1585 on even date.

(3) APARTMENT NO. 101 ON FIRST FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 101 covering a Built-up area of 61.92 Sq. Mtrs on the FIRST FLOOR of "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to Shri. Ajit Diwakar Baone, by a Deed of Apartment Dated 13-04-1994, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 875 on Pages 180 to 183 at Sr. No. 4003 on even date.

(4) APARTMENT NO. 102 ON FIRST FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 102 covering a Built-up area of 61.92 Sq. Mtrs on the FIRST FLOOR out of the Multistoreyed Building standing



thereon and known and styled as "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to **Shri. Ajit Basant Bhake**, by a Deed of Apartment Dated 05-11-1993, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 751 on Pages 66 to 69 at Sr. No. 6346 on even date.

(5) APARTMENT NO. 201 ON SECOND FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 201 covering a Built-up area of 61.92 Sq. Mtrs on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to Shri. Ashutosh Dey and Mrs. Ishita Raju, by a Deed of Apartment Dated 05-11-1993, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 751 on Pages 70 to 73 at Sr. No. 6347 on even date.

The aforesaid Shri. Ashutosh Dey left for heavenly adobe on 08-05-1997 and consequent upon his death/demise the said Apartment No. 201 devolved upon his only daughter Mrs. Ishita Raju, by way of intestate succession, being the only legal heirs of the deceased.

(6) APARTMENT NO. 202 ON SECOND FLOOR :

Shri. Ashok Diwakarrao Baone and Shri. Ajit Diwakarrao Baone alongwith M/s. Salpekar Builder transferred the Apartment No. 202 covering a Built-up area of 61.92 Sq. Mtrs on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "KALPAK APARTMENTS" Alongwith Undivided 1/6th share and interest in Plot No. S-13/B, to Shri. Harish Shyamrao Sutrave and Mrs. Sheela Hari Sutrave, by a Deed of Apartment Dated 05-11-1993, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 751 on Pages 62 to 65 at Sr. No. 6345 on even date.

The aforesaid Shri. Harish Shyamrao Sutrave left for heavenly abode on 08-01-2015 and consequent upon his demise/death, said Apartment No. 202 devolved upon his Widow Smt. Sheela Harish Sutrave, 2 sons namely Shri. Kirtikumar Harish Sutrave and Shri. Pramod Harish Sutrave and only daughter namely Mrs. Smita Shamkant Nagalkar, by way of intestate succession, being the only legal heirs of the deceased.

Said Smt. Sheela Harish Sutrave Shri. Kirtikumar Harish Sutrave and Mrs. Smita Shamkant Nagalkar relinquished all their rights, title and interest in the said



property in favour of Shri. Pramod Harish Sutrave, the Owner No. 6 named hereinabove, by a Deed of Release Dated 23-09-2015 which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 4795 on even date.

As a result therefore various transactions / succession, the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartments in the said building known and styled as "KALPAK APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. S-13/B, situated at Laxmi Nagar, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey.

(ix) THAT, the aforesaid house on Plot No. S-13/A and building on the aforesaid Plot No. S-13/B have now become old and requires heavy repairs and maintenance. Thus, the Owners of Plot No. S-13/A and Owners of Plot No. S-13/B hereinabovenamed have now unanimously jointly decided to demolish the said existing old house and Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(x) THAT, the Owners have received offers from various Developers and out of which the Offer submitted by M/S. DEV ASSOCIATES, was preferred by the Owners.

(xi) THAT, accordingly by a Re-Development Agreement Dated 11-04-2022, the owners of Plot No. S-13/A have entrusted the entire work of Development of the said property comprising to M/s. Dev Associates, A Proprietorship Firm, having its registered Office at Plot No. 53, Madhav Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3686 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xii) THAT, accordingly by a Re-Development Agreement Dated 11-04-2022, the owners of Plot No. S-13/B have entrusted the entire work of Development of the said property comprising to M/s. Dev Associates, A Proprietorship Firm, having its registered Office at Plot No. 53, Madhav Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr.



No. 3689 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xiii) THAT, for completion of the said scheme, the Owners of Plot No. S-13/A have executed a General Power of Attorney in respect of the said property in favour of M/s. Dev Associates, A Proprietorship Firm, on 11-04-2022 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3687 on even date.

(xiv) THAT, for completion of the said scheme, the Apartment Owners of Plot No. S-13/B have executed a General Power of Attorney in respect of the said property in favour of M/s. Dev Associates, A Proprietorship Firm, on 11-04-2022 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3690 on even date.

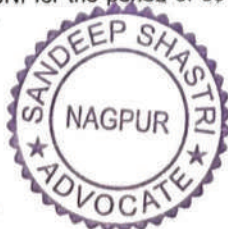
(xv) THAT, in pursuance of the said Agreements, the said M/s. Dev Associates has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot Nos. S-13/A & S-13/B and known and styled as "**S-13 DEV HEIGHTS**" and the same is sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. NMO/B/2023/APL/01501 Dated 02-05-2023.

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

- a. Agreement for Re-development Dated 11-04-2022 for Plot No. S-13/A.
- b. Agreement for Re-development Dated 11-04-2022 for Plot No. S-13/B.
- c. General Power of Attorney Dated 11-04-2022 for Plot No. S-13/A.
- d. General Power of Attorney Dated 11-04-2022 for Plot No. S-13/B.
- e. Sanctioned Building Plan Dated 02-05-2023.
- f. City Survey Property Card.
- g. Corporation Tax Receipt.

(xvii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(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 City Survey No. 164 of MOUZA – AJNI for the period of 30 (Thirty) years (i.e. from 1994 to



2023 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH003244389202324E, dated 07-06-2023 i.e. for the period of 1994 to 2005 and GRN No. MH003209487202324E, dated 07-06-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xix) 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: 09-06-2023




(SANDEEP SHASTRI)
ADVOCATE