SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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9-2324-1347

FORMAT – A

(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla 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 building Known as "**129-RIDDHI SIDDHI HEIGHTS**", to be erected on ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "**129-RIDDHI SIDDHI HEIGHTS**").

1) I/We have investigated the title of the said land on the request of **DEVANG DEVELOPERS LLP**, a Registered Partnership Firm, bearing Registration No. AAJ-5095, having its Office at Plot No. 32-A, 'Deep Apartment', Pande Layout, Khamla, Nagpur, acting through its Authorised Partner **SHRI. HEMAL HARIKISHAN NADIYANA**, Resident of 31-A, Pande Layout, Khamla, Nagpur - 440025, Tahsil and District – NAGPUR (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, TOGETHERWITH the entire R.C.C. Superstructures comprising 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric

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and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

a) Copy of Re-Development dated 08-06-2023
b) Copy of Power of Attorney Dated 08-06-2023
c) Copy of Building Plan Dated 21-07-2023
d) Copy of City Survey Aakhiv Patrika
e) Copy of Corporation Tax Receipt

03. Search report for 30 years from 1994 till 2023.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik (Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14 Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18) Mrs. Sheela Purushottam Rao is clear, marketable and without any encumbrances. The aforesaid **DEVANG DEVELOPERS LLP** has acquired the right of development of the said property.

Owners of the land:

ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, TOGETHERWITH the entire R.C.C. Superstructures comprising 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing	Owners: - (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik

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Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	(Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14) Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18)Mrs. Sheela Purushottam Rao

Qualifying comments/ remarks if any

The Title of (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik (Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14) Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18)Mrs. Sheela Purushottam Rao on the said plot of land is good, valid marketable, clear and salable. The aforesaid **DEVANG DEVELOPERS LLP** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik (Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14) Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18)Mrs. Sheela Purushottam Rao, and right of development of **DEVANG DEVELOPERS LLP** on the said plot of land is enclosed herewith as Annexure.

Encl : Annexure
Date: 10-08-2023

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(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

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

The names of (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik (Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14) Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18) Mrs. Sheela Purushottam Rao, are recorded in the property card in respect of the property comprising ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, TOGETHERWITH the entire R.C.C. Superstructures comprising 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Nos. (i-a-b-c) 17769 dated 05-02-2021, (ii) 4729 dated 05-04-2006, (iii) 16083 dated 28-01-2019, (iv) 15301 dated 26-04-2018, (v) 19740 dated 25-04-2023, (vi) 18063 dated 01-12-2021, (vii) 16740 dated 18-09-2019, (viii) 5685 dated 10-07-2007, (ix) 5619 dated 06-06-2007, (x) 18052 dated 01-12-2021, (xi) 4989 dated 02-08-2006, (xii) 19492 dated 16-02-2023, (xiii) 5588 dated 29-05-2007, (xiv) 18279 dated 17-02-2022, (xv) 18001 dated 06-10-2021, (xvi) 18224 dated 07-01-2022, (xvii) 18208 dated 25-12-2021, (xviii) 18376 dated 07-04-2022, the names of (1-A) Shri. Mohan Shakuntalabai Manohar Barve, (1-B) Shri. Shamkant Shakuntalabai Manohar Barve, (1-C) Mrs. Maya W/o Shrikrishna Chiplunkar (Miss. Maya D/o Shakuntalabai Manohar Barve), (2-A) Shri. Omprakash Kanhaiyalal Shrivastava, (2-B) Mrs. Reena Omprakash Shrivastava (3) Shri. Vikas Motiram Hingwe, (4) Mrs. Aruna Girish Karwande, (5) Smt. Sarojini Vinayak Mukim, (6) Mrs. Rupal Hemal Nadiyana, (7) Shri. Suhas Raghunathpant Joshi, (8) Shri. Vijay Bhaiyaji Dawande, (9) Shri. Mandar Vijay Dawande, (10-A) Mrs. Tuljai Anant Kulkarni (Nee Miss. Tuljai Ramesh Sadavarte), (10-B) Mrs. Yogita Nitin Joglekar (Nee Miss. Yogita Late Shri. Ramesh Sadavarte), (10-C) Mrs. Sonali Ajay Pundalik (Nee Miss. Sonali Ramesh Sadavarte), (11) Shri. Anil Kalidas Talwelkar, (12) Smt. Anita Vasant Pansi, (13) Shri. Bhalchandra Pralhad Dharmatti, (14) Mrs. Supriya Shishir Bhaduri, (15)Shri. Balwant Keshaorao Tarsekar, (16) Shri. Ashish Kumar Ghoshal Nityanand

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Ghoshal, (17) Mrs. Anagha Arvind Pansee, (18)Mrs. Sheela Purushottam Rao 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. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, bearing City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur, A society duly Registered Under the Co-operative Societies Act of (Act No. 24 of 1961) bearing Registration No. NGP/HSG/1128/81 having its Office at Nagpur, being its separate property.

(ii) THAT, the aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur lateron decided to develop the said Plot No. 129 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein.

(iii) THAT, the said Society has accordingly prepared a plan of the Multistoreyed building then proposed to be constructed on the said Plot No. 129 and known and styled as "AMEYA APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1514/14278 dated 21-06-1986.

(iv) THAT, on completion of the said Multistoreyed Building standing, the then the aforesaid Society transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds.

THAT, the Grantors hereinabovenamed are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner :-

(1) <u>APARTMENT NO. GF-1 ON GROUND FLOOR</u> :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-1 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/1, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Shakuntalabai Manohar Barve, by a Conveyance Deed Dated 22-08-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5746 on even date.

The aforesaid Smt. Shakuntalabai Manohar Barve left for heavenly abode on 20-04-2012 leaving behind her 2 sons namely Shri. Mohan Manohar Barve and Shri. Shamkant Manohar Barve and only daughter namely Mrs. Maya Shrikrishna Chiplunkar,

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the Owner Nos. 1-A to 1-C named hereinabove as her only legal heir, who inherited the said entire property by way of intestate succession.

(2) APARTMENT NO. GF-2 ON GROUND FLOOR:

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-2 covering a Built-up area of 39.48 Sq. Mtrs. (OR 424.96 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/2, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Sunil Kumar Wamanrao Kothari, by a Sale Deed Dated 09-02-1988, which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 674 on even date.

The said Shri. Sunil Kumar Wamanrao Kothari later on transferred the aforesaid property comprising Apartment No. GF-2 by way of Sale to Shri. Rajesh Manikrao Kachore, by a Sale Deed Dated 07-09-2004, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5347 on even date.

The said Shri. Rajesh Manikrao Kachore lateron transferred the aforesaid property comprising Apartment No. GF-2 by way of Sale to Shri. Omprakash Kahnaiyalal Shrivastava and Mrs. Reena Omprakash Shrivastava, the Owner Nos. 2 & 2-A named hereinabove, by a Sale Deed Dated 16-11-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 6812 on even date.

(3) APARTMENT NO. GF-3 ON GROUND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-3 covering a Built-up area of 43.95 Sq. Mtrs. (OR 473.07 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/3, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Nilima Rajabhau Saptarishi, by a Deed Conveyance/Sale Deed Dated 14-01-2000, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 1442 on 26-09-2001.

The said Mrs. Nilima Rajabhau Saptarishi lateron transferred the aforesaid property comprising Apartment No. GF-3 by way of Sale to Shri. Vikas Motiram Hingwe, the Owner No. 3 named hereinabove, by a Sale Deed Dated 02-07-2018, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 3838 on even date.

(4) APARTMENT NO. GF-4 ON GROUND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT

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piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-4 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/4, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Prabhakar Govindrao Huddar, by a Deed Conveyance/Sale Deed Dated 07-12-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3578 on even date.

The said Shri. Prabhakar Govindrao Huddar lateron transferred the aforesaid property comprising Apartment No. GF-4 by way of Sale to Mrs. Aruna Girish Karwande, the Owner No. 4 named hereinabove, by a Sale Deed Dated 31-10-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-2 in Book No. 1, at Sr. No. 5935 on even date.

(5) APARTMENT NO. GF-5 ON GROUND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-5 covering a Built-up area of 44.12 SqMtrs. (OR 475 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/5, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Arvind S/o Abaji Bhide, by a Sale Deed Dated 21-07-1988, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 761 on Pages 29 to 32 at Sr. No. 6013(P) on 04-08-1988.

The said Shri. Arvind S/o Abaji Bhide lateron transferred the aforesaid property comprising Apartment No. GF-5 by way of Sale to Shri. Vinayak Gangadhar Mukim and Mrs. Sarojini Vinayak Mukim, the Owner No. 5 named hereinabove, by a Sale Deed Dated 17-01-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 136 on Pages 171 to 180 at Sr. No. 1080(P) on 29-03-2001.

The aforesaid Shri. Vinayak Gangadhar Mukim left for heavenly abode on 27-07-2010 leaving behind him, his Widow Smt. Sarojini Vinayak Mukim and 4 daughters namely Mrs. Aparna Vivek Shahapurkar, Mrs. Archana Mohan Lakhe, Mrs. Atula Sanjay Shende and Miss. Ashvini Vinayak Mukim, as his only legal heir, who inherited the said entire property by way of intestate succession.

The said Mrs. Aparna Vivek Shahapurkar, Mrs. Archana Mohan Lakhe, Mrs. Atula Sanjay Shende and Miss. Ashvini Vinayak Mukim relinquished all their rights, title and interest in the said property comprising Apartment No. GF-5 Ground Floor of Ameya Apartments in favour of Smt. Sarojini Vinayak Mukim, the Owner No. 5 named hereinabove, by a Deed of Relinquishment Dated 28-12-2022 which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 11242 on even date.

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(6) APARTMENT NO. GF-6 ON GROUND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-6 covering a Built-up area of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Anant Purushottam Chakrapani, by a Deed Conveyance/Sale Deed Dated 14-05-1998, which is duly registered in the office of the Sub- Registrar, Nagpur-8 in Book No. 1, at Sr. No. 1424 on even date.

The said Shri. Anant Purushottam Chakrapani lateron transferred the aforesaid property comprising Apartment No. GF-6 by way of Sale to Shri. Vijesh Vasant Dubey, by a Sale Deed Dated 13-06-2008, which is duly registered in the office of the Sub-Registrar, Nagpur-3 in Book No. 1, at Sr. No. 2862 on even date.

The said Shri. Vijesh Vasant Dubey lateron transferred the aforesaid property comprising Apartment No. GF-6 by way of Sale to Mrs. Rupal Hemal Nadiyana, the Owner No. 6 named hereinabove, by a Sale Deed Dated 28-01-2021, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 815 on even date.

(7) APARTMENT NO. FF-1 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-1 covering a Built-up area of 57.598 Sq. Mtrs. (OR 620 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/7, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Suhas Raghunathpant Joshi, the Owner No. 7 named hereinabove, by a Sale Deed Dated 24-08-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5809 on even date. The said Sale Deed is duly Consented by Mrs. Madhavi Suhas Vinchure, as a Consentor capacity.

(8) APARTMENT NO. FF-2 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-2 covering a Built-up area of 40.89 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/8, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75

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in Tahsil and District – NAGPUR by way of Sale to Shri. Vijay S/o Bhaiyaji Dawande, the Owner No. 8 named hereinabove, by a Sale Deed Dated 08-04-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2624 on even date.

(9) APARTMENT NO. FF-3 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-3 covering a Built-up area of 40.89 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/9, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Mandar Vijay Dawande, the Owner No. 9 named hereinabove, by a Conveyance Deed/Sale Deed Dated 05-11-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2712 on even date.

(10) APARTMENT NO. FF-4 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-4 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/10, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Ranjana Ramesh Sadarwate, by a Conveyance Deed/Sale Deed Dated 13-11-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2809 on even date.

The aforesaid Mrs. Ranjana Ramesh Sadarwate left for heavenly abode on 24-06-2019 leaving behind her 3 daughters namely Mrs. Tuljai Anant Kulkarni, Mrs. Yogita Nitin Joglekar and Mrs. Sonali Ajay Pundlik, the Owner Nos. 10-A to 10-C named hereinabove as her only legal heir, who inherited the said entire property by way of intestate succession

(11) APARTMENT NO. FF-5 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-5 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/11, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Dattatraya Rambhau Bhade, by

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a Conveyance Deed/Sale Deed Dated 11-10-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2392 on even date.

The aforesaid Shri. Dattatraya Rambhau Bhade lateron transferred the aforesaid property comprising Apartment No. FF-5 by way of Sale to Mrs. Anjali Subhash Mahashabde, by a Conveyance/Sale Deed Dated 31-07-2003, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4590 on even date.

The aforesaid Mrs. Anjali Subhash Mahashabde lateron transferred the aforesaid property by way of sale to shri. Anil Kalidas Talvekar, the Owner No. 11 named hereinabove, by a Sale Deed Dated 28-09-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5283 on even date.

(12) APARTMENT NO. FF-6 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-6 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/12, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Vasant Narayanrao Pansi, by a Conveyance Deed/Sale Deed Dated 13-02-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 877 on even date.

The aforesaid Shri. Vasant Narayanrao Pansi left for heavenly abode on 09-01-2022 leaving behind him, his Widow Smt. Anita Vasant Pansi, only son namely Shri. Aniruddha Vasant Pansi and 2 daughters namely (i) Mrs. Vaishali Sanjay Joshi and (ii) Mrs. Vrushali Aniruddha Shirsalkar as the only legal heir, who inherited the said entire property by way of intestate succession

The said (i) Shri. Aniruddha Vasant Pansi, (ii) Mrs. Vaishali Sanjay Joshi and (iii) Mrs. Vrushali Aniruddha Shirsalkar relinquished all their rights, title and interest in the said property comprising Apartment No. FF-6 on the First Floor of Ameya Apartments in favour of Smt. Anita Vasant Pansi, the Owner No. 12 named hereinabove, by a Deed of Relinquishment Dated 23-09-2022, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8566 on even date.

(13) APARTMENT NO. SF-1 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-1 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/13, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Bhalchandra Pralhad Dharmatti, the Owner No. 13 named hereinabove, by a Conveyance Deed/Sale Deed Dated 26-09-

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2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 1588 on even date.

(14) APARTMENT NO. SF-2 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-2 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/14, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Supriya Shishir Bhaduri, the Owner No. 14 named hereinabove, by a Conveyance Deed/Sale Deed Dated 19-10-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 6474 on even date.

(15) APARTMENT NO. SF-3 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-3 covering a Built-up area of 52.04 Sq. Mtrs. (OR 560 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/15, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Balwant Keshaorao Tarsekar, the Owner No. 15 named hereinabove, by a Conveyance Deed/Sale Deed Dated 30-05-2008, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3530 on even date.

(16) APARTMENT NO. SF-4 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-4 covering a Built-up area of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/16, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR allotted to Shri. Ashish Kumar Ghoshal, the Owner No. 16 named hereinabove by a Sale Deed Dated 17-09-2021, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 7284 on even date.



(17) APARTMENT NO. SF-5 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-5 covering a Built-up area of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/17, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR allotted to Mrs. Anagha W/o Arvind Pansee, the Owner No. 17 named hereinabove by a Sale Deed Dated 17-09-2021, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 7283 on even date.

(18) APARTMENT NO. SF-6 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHER WITH the Apartment No. SF-6 covering a Built-up area of 37.16 Sq. Mtrs. (OR 400 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/18, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Nita Dilip Gathe, by a Conveyance Deed/Sale Deed Dated 10-12-1997, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 10821 on even date.

The aforesaid Mrs. Nita Dilip Gathe lateron transferred the aforesaid property comprising Apartment No. SF-6 on the Second Floor by way of Sale to Mrs. Sheela K.P.S. Rao, the Owner No. 18 named hereinabove, by a Sale Deed Dated 16-12-2005, which is duly registered at the Office of the Sub-Registrar, nagpur-1 in Book No. 1 at Sr. No. 7415 on 17-12-2005.

THAT as a result thereof the aforesaid Grantors jointly or severally own and possess Apartments in the Building known and styled as "AMEYA APARTMENTS" and the same is standing on the said Plot No. 129, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR alongwith the Undivided Proportionate share and interest in the said Plots of land as mentioned above and the same is also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey. The details of the same are given in the following chart;

Sr. no.	Apartment No.	Floor	NAME OF THE EXISTING OWNER(S)
1	GF-5	Ground	SMT. SAROJINI Wd/o LATE SHRI. VINAYAK MUKIM
2	GF-1	Ground	SHRI. MOHAN S/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE
			SHRI. SHAMKANT S/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE

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			MRS. MAYA W/o SHRIKRISHNA CHIPLUNKAR (MISS. MAYA D/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE)
3	GF-2	Ground	Shri. Omprakash Kanhaiyalal Shrivastav Smt. Reena Omprakash Shrivastav
4	GF-3	Ground	SHRI. VIKAS S/o MOTIRAM HINGWE
5	GF-4	Ground	MRS. ARUNA W/o GIRISH KARWANDE
6	GF-6	Ground	Mrs. Rupal Hemal Nadiyana
7	FF-1	First	SHRI. SUHAS S/o RAGHUNATHPANT JOSHI
8	FF-2	First	SHRI. VIJAY S/o BHAIYAJI DAWANDE
9	FF-3	First	SHRI. MANDAR S/o VIJAY DAWANDE
10	FF-4	First	MRS. TULJAI W/o ANANT KULKARNI
			MRS. YOGITA W/o NITIN JOGLEKAR
			MRS. SONALI W/o AJAY PUNDALIK
11	FF-5	First	SHRI. ANIL S/o KALIDAS TALWELKAR
12	FF-6	First	SMT. ANITA Wd/o LATE SHRI. VASANT PANSI
13	SF-1	Second	SHRI. BHALCHANDRA S/o PRALHAD DHARMATTI,
14	SF-2	First	MRS. SUPRIYA Wd/o SHISHIR BHADURI,
15	SF-3	First	SHRI. BALWANT S/o KESHAORAO TARSEKAR
16	SF-4	First	SHRI. ASHISH KUMAR GHOSHAL S/o NITYANAND GHOSHAL
17	SF-5	First	MRS. ANAGHA W/o ARVIND PANSEE
18	SF-6	First	SMT. SHEELA K. P. S. RAO

(v) THAT, the aforesaid building has now become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Owners hereinabovenamed have now unanimously jointly decided to demolish the said existing old 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.

(vi) THAT, the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by DEVANG DEVELOPERS LLP, the Developer hereinabovenamed was preferred by the Owners.

(vii) THAT, accordingly by a Re-Development Agreement Dated 08-06-2023, they have entrusted the entire work of Development of the said property comprising to DEVANG DEVELOPERS, LLP, a Registered Partnership Firm, bearing Registration No. AAJ-5095, having its Office at Plot No. 32-A, 'Deep Apartment', Pande Layout, Khamla, 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. 5173 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

SANDEEP SHASTRI NAGPUR ADVOCATE

(viii) THAT, for completion of the said scheme, the said Apartment Owners have executed a General Power of Attorney in respect of the said property in favour of DEVANG DEVELOPERS, LLP, on 08-06-2023 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5174 on even date.

(ix) THAT, in pursuance of the said Agreement, the said DEVANG DEVELOPERS LLP has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 129 and known and styled as "**129-RIDDHI-SIDDHI**" and the same is sanctioned by the Assistant Director of Town Planning Department Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2023/APL/01233 Dated 21-07-2023.

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

a) Copy of Re-Development dated 08-06-2023.
b) Copy of Power of Attorney Dated 08-06-2023.
c) Copy of Building Plan Dated 21-07-2023.
d) Copy of City Survey Aakhiv Patrika.
e) Copy of Corporation Tax Receipt.

(xi) 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.

(xii) 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. 2098 of MOUZA – KHAMLA for the period of 12 (Twelve) Years (i.e., from 1994 to 2005) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH005832937202324E Dated 27-07-2023 & 18 (Eighteen) Years (i.e., from 2006 to 2023) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH006186700202324E Dated 03-08-2023. The receipts of the same are enclosed herewith.

(xiii) 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: 10-08-2023

SANDEEP SHASTRI
NAGPUR
ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE

Devang Dev.

CHALLAN
MTR Form Number-6

GRN	MH006186700202324E	BARCODE		Date	03/08/2023-18:23:30	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	450.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080320284	2821716020
Cheque/DD No.		Bank Date	RBI Date	03/08/2023-18:24:12	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 126622730 Mobile No. : 9850361454

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 03-08-2023 06:25:20

MH006186700202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Aug 2023	Receipt	Receipt no.: 1113014776
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Khamala S.No/CTS No/G.No. : 2098
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH006186700202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6

GRN	MH005832937202324E	BARCODE	Date	27/07/2023-17:36:44	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA KHAMLA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 2098
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202307271973 4	2820471134
Cheque/DD No.		Bank Date	RBI Date	27/07/2023-17:38:40	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361456

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 27-07-2023 05:38:53

264/0

Wednesday,02 August 2023 8:20 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 15178 दिनांक: 02/08/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड संदिप शास्त्री

वर्णन शोध अर्ज क्र.5659/2023 मौजा खामला सिटी सर्व्हे नं.2098 शोध सन 1994 ते 2005

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005832937202324E दिनांक: 02/08/2023

बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-१
नागपूर शहर क्र.१