SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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07-2324-0932

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 a Multistoreyed Building consisting of various Residential Apartments known as "**VRINDAVAN ESTATE PHASE II**", to be erected on ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1, containing by admeasuring 4114.75 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, (hereinafter referred as the said Project "**VRINDAVAN ESTATE PHASE II**").

1} I/We have investigated the title of the said land on the request of **BVN CONSTRO VENTURES LLP**, having LLP Identification No. ACA-7797 (PAN ABBFB1120A), a Limited Liability Partnership Firm, having its Registered Office at F. No MI 1102, Yashodhan Enclave, Prashant Nagar, Jog Layout, Ajani, Nagpur – 440015, (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

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01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 1, containing by admeasuring 4114.75 Sq. Mtrs., being a portion of Non-Agricultural land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

02. The Documents for Ownership of Khasra / Gut No. 168/2.

(i) 7/12 Extracts issued by Talathi, Nagpur-Rural.
(ii) Copy of Sale Deed for Kh. Nos. 168/1 & 168/2, dated 21-05-2005.
(iii) Copy of Sale Deed for Kh. No. 168/2, dated 15-11-2008.
(iv) Copy of Sale deed for Kh. Nos. 169/1, 169/2, 169/3 & 169/4 on 2005.
(v) Copy of Agreement of Development dated 21-05-2005.
(vi) Copy of General Power of Attorney dated 21-05-2005.
(vii) Copy of Cancelation Deeds dated 08-05-2008 & 30-04-2008.
(viii) Copy of Sale deed for Kh. No. 169/1 dated 17-11-2008.
(ix) Copy of Sale Deed for Kh. No. 169/1/B.
(x) Copy of Sale Deed for Kh. No. 169/3 dated 15-11-2008.
(xi) Copy of Sale Deed for Kh. No. 169/4 dated 15-11-2008.
(xii) Copy of Sale Deed for Kh. Nos. 168/2, 169/1/B, 169/3 & 169/4, dated 03-05-2023.
(xiii) Copy of Sanctioned Building Plan Dated 03-10-2023.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1, containing by admeasuring 4114.75 Sq. Mtrs., being a	**BVN CONSTRO VENTURES LLP,** having Designated Partners **(1) SHRI. PARAG ANANTRAO SARAF, (2) SHRI. BHARAT SWAROOPCHAND CHAWARE, (3) SHRI. AKASH VITTHALRAO BHEDE,**

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portion of land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.	**(4) SHRI. KAMLESH SAMPATRAO BHEDE,** **(5) SHRI. SANKET SUNIL BHEDE, AND** **(6) SHRI. ROHAN RAMESH BHEDE.**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **BVN CONSTRO VENTURES LLP,** represented by its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE**, on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of said **BVN CONSTRO VENTURES LLP** on the said land is enclosed herewith as annexure.

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Encl : Annexure
Date: 04-10-2023

(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 name of **BVN CONSTRO VENTURES LLP,** acting through its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1, containing by admeasuring 4114.75 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 168/2, reveal that the Mutation/ Ferfar No. 3972, dated 05-06-2023, the name of **BVN CONSTRO VENTURES LLP,** its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE** is recorded as Owner of the said property.

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

(I) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/1 and 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21 Hectares respectively thus totaling 2.43 Hectares, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant

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and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende, being their separate property.

(ii) THAT, the aforesaid Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende have transferred/sol ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/1 and 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21Hectares respectively thus totaling 2.43 Hectares, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nilkanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari, by a Sale Deed Dated 21-05-2005, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3528 on even date.

(iii) THAT, the aforesaid Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nilkanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari lateron in their turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares being the Eastern Portion of Khasra No. 168 or 168/1 & 168/2, now bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Kamlesh Sampatrao Bhede, the Vendor No. 1 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7517 on 17-11-2008. As a result therefore Shri. Kamlesh Sampatrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 168/2 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 372 dated 22-07-2002.

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(iv) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 169/1, 169/2, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 6.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vitthal Ganpatrao Bhede and Shri. Ramesh Ganpatrao Bhede, as a recorded Co-owners thereof being their separate property.

(v) THAT, Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vitthal Ganpatrao Bhede and Shri. Ramesh Ganpatrao Bhede later on transferred/sold the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 169/1, 169/2, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 6.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande, by a Sale Deed, which is duly registered at the Office of the Sub Registrar, Nagpur-10 in Book No. 1 at Serial No. 3529/2005 on even date and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 609 Dated 06-07-2005.

(vi) THAT, accordingly by an Agreement of Development dated 21-05-2005 the aforesaid Shri. Rambhau Natthuji Kuthe and others have agreed to develop the aforesaid property through the said M/s. Ram Developers and Contractors upon the several terms and conditions. By the aforesaid Agreement the said Shri. Rambhau Natthuji Kuthe and

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others has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said M/s. Ram Developers and Contractors or the nominee(s) appointed by them. The said Agreement of Development is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3796 on 04-06-2005.

(vii) THAT, the aforesaid Shri. Rambhau Natthuji Kuthe and others have executed a General Power of Attorney in favour of Shri. Vitthal Ganpatrao Bhede and Shri. Abhijit Bapurao Dudhane, Partners of M/s. Ram Developers and Contractors, on 21-05-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 4 at Sr. No. 3797 on 04-06-2005.

(viii) THAT, the aforesaid M/s. Ram Developers and Contractors has dropped the idea of developing the said property and the said Land Owners Shri. Rambhau Natthuji Kuthe and others and M/s. Ram Developers and Contractors mutually cancelled the Development Agreement and the Power of Attorney and the Cancellation Deed of the said documents are Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. Nos. 2449 and 2544 on 08-05-2008 and 30-04-2008 respectively.

(ix) THAT, the aforesaid Shri. Rambhau Natthuji Kuthe and 10 others lateron executed a General Power of Attorney relating to the said property in favour of Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede, on 08-05-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 on Book No. 4 at Sr. No. 2545 on even date.

(x) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 2.04 Hectares being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/1 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 6.25 Yearly, held in Occupancy Class – 1 Rights, Khate No. 248 and

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including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Sunil Sampatrao Bhede, by a Sale Deed Dated 17-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7513 on even date.

(xi) THAT, the aforesaid Shri. Sunil Sampatrao Bhede left of heavenly abode on 24-12-2018 leaving behind him, his widow Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede, as his only legal heirs of the deceased. As a result therefore Smt. Archana Sunil Bhede, Shri. Sanket Sunil Bhede & Shri. Shantanu Sunil Bhede have now become the Joint/Co-owners of the aforesaid property comprising Khasra / Gut No. 169/1, of MOUZA – PIPLA with heritable and transferable rights therein and the same is also accordingly mutated in their name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xii) THAT, the aforesaid Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede lateron transferred the NORTHERN PORTION of the said Kh. No. 169/1 admeasuring 0.81 Hectares by way of Sale to Pooja Infrastructure. Thus the said Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede remained the Joint Owners of the SOUTHERN PORTION of said Kh. No. 169/1 admeasuring 1.22 Hectares, which is now renumbered as Kh. No. 169/1/B.

(xiii) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares being the Eastern Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/3 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 780 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging

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thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Akash Vitthalrao Bhede, the Owner No. 3 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7515 on 17-11-2018. As a result therefore the Shri. Akash Vitthalrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/3 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xiv) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares, being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/4 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 781 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Rohan Ramesh Bhede, the Vendor No. 4 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7514 on 17-11-2008. As a result therefore Shri. Rohan Ramesh Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/4 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xv) THAT, the aforesaid (i) Shri. Kamlesh Sampatrao Bhede, (ii) Smt. Archana Sunil Bhede, (iii) Shri. Sanket Sunil Bhede, (iv) Shri. Shantanu Sunil Bhede, (v) Shri. Akash Vitthalrao Bhede & (vi) Shri. Rohan Ramesh Bhede lateron transferred/sold the aforesaid property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 of MOUZA

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– PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm, by a Sale Deed Dated 03-05-2023, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4250 on 04-05-2023. As a result therefore the **BVN CONSTRO VENTURES LLP** has now become an exclusive, absolute and full Owner of the aforesaid property comprising Khasra/Survey/Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records vide Ferfar No. 3972 on 05-06-2023.

(xvi) THAT, the aforesaid **BVN CONSTRO VENTURES LLP** lateron prepared a layout of the said entire land bearing Kh. No. 168/2 by carving out 2 separate Plots bearing Plot Nos. 1 and 2 therein and the same is duly sanctioned and approved by Prashasak, Nagar Panchayat Besa-Pipla, Nagpur. As per the said Development Plan the area of Plot No. 1 (One) is shown and declared as 4114.75 Sq. Mtrs. and area of Plot No. 2 (Two) is shown and declared as 3560.755 Sq. Mtrs.

(xvii) THAT, the aforesaid **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm, lateron decided to decide to develop the said Plot No. 1 (ONE) containing by admeasurement 3560.755 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 168/2 of Mouza - Pipla, situated at Village – Pipla in Tahsil Nagpur (Rural) and District – NAGPUR into a Residential Estate by constructing various Residential Apartments therein.

(xviii) THAT, accordingly the aforesaid **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm has prepared the Plan of the Multistoreyed Building consisting of various Residential Apartments proposed to be constructed on the said land and to be known and styled as "**VRINDAVAN ESTATE PHASE II**" and the same is finally sanctioned and approved by the Prashasak, Nagar Panchayat Besa-Pipla, Nagpur, vide its Letter No. जा.क.न.प.बे.पि./बांध.पर/१०११/२०२३ Dated 03-10-2023.

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

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Copy of Sale Deed for Kh. Nos. 168/1 & 168/2, dated 21-05-2005 executed by Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhede in favour of Shri. Akash Vitthalrao Bhede and 6 others, registered at SRO-10 at Sr. No. 3528.

(c) Copy of Sale Deed for Kh. No. 168/2, dated 15-11-2008 executed by Shri. Akash Vitthalrao Bhede and 6 others in favour of Shri. Kamlesh Sampatrao Bhede, registered at SRO-7 at Sr. No. 7517.

(d) Copy of Sale deed for Kh. Nos. 169/1, 169/2, 169/3 & 169/4 on 2005 executed by Shri. Sunil Sampatrao Bhede and 3 others in favour of Shri. Rambhau Natthuji Kuthe and 10 others, registered at SRO-10 at Sr. No. 609.

(e) Copy of Agreement of Development dated 21-05-2005 executed by Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-10 at Sr. No. 3796.

(f) Copy of General Power of Attorney dated 21-05-2005 executed by Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-10 at Sr. No. 3707.

(g) Copy of Cancelation Deeds dated 08-05-2008 & 30-04-2008 Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-4 at Sr. Nos. 2549 and 2544.

(h) Copy of Sale deed for Kh. No. 169/1 dated 17-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Sunil Sampatrao Bhede, registered at SRO-7.

(i) Copy of Sale Deed for Kh. No. 169/1/B executed by Smt. Archana Sunil Bhede and 2 others in favour of Pooja Infrastructure.

(j) Copy of Sale Deed for Kh. No. 169/3 dated 15-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Akash Vitthalrao Bhede, registered at SRO-7 at Sr. No. 7515.

(k) Copy of Sale Deed for Kh. No. 169/4 dated 15-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Rohan Ramesh Bhede, registered at SRO-7 at Sr. No. 7514.

SANDEEP SHASTRI NAGPUR ADVOCATE

(l) Copy of Sale Deed for Kh. Nos. 168/2, 169/1/B, 169/3 & 169/4, dated 03-05-2023 executed by Shri. Kamlesh Sampatrao Bhede in favour of BVN Constro Ventures LLP, registered at SRO-7 at Sr. No. 4250.

(m) Copy of Sanctioned Plan Dated 03-10-2023.

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

(xxi) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra Nos. 168 of MOUZA – PIPLA 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. MH005539243202324E, dated 21-07-2023 i.e. for the period of 1994 to 2005 and GRN No. MH005522586202324E, dated 21-07-2023 and GRN No. MH008951236202324E, dated 04-10-2023 i.e. for the period of 2006 to 2023. The receipts of the same is enclosed herewith.

(xxii) 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: 04-10-2023

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH008951236202324E	BARCODE		Date	04/10/2023-11:36:36	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.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6810333202310041235 4	2831536824
Cheque/DD No.		Bank Date	RBI Date	04/10/2023-11:37:24	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 764281095 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 "वरील प्रमाणे पेमेंट" साठी मंजूर कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 04-10-2023 11:38:29

MH008951236202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Oct 2023	Receipt	Receipt no.: 1113110470
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Pipala S.No/CTS No/G.No. : 168
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH008951236202324E		
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	MH005522686202324E	BARCODE		Date	21/07/2023-12:49:43	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee - Other Items			TAX ID / TAN (If Any)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			PAN No.(If Applicable)			
Location	PUNE			Full Name	SANDEEP ANANT SHASTRI		
Year	2023-2024 One Time			Flat/Block No. Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201	SEARCH FEE	450.00		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.	691033320230721141 38	2819444452
Cheque/DD No.				Bank Date	RBI Date	21/07/2023-12:50:27	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID : 492901219

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 नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 21-07-2023 01:26:25

MH005522586202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Jul 2023	Receipt	Receipt no.: 1112998273
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Pipala S.No\CTS No\G.No. : 168
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005522586202324E		
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/challanViews/frmSearchChallanWithOutReg.php'.		

SANDEEP SHASTRI
NAGPUR
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH006539243202324E	BARCODE		Date	21/07/2023-15:38:57	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR	Flat/Block No.	
Year	2023-2024 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA PIPLA
0030072201 SEARCH FEE	300.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 168
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.	09103332023072117178	2819484550
Cheque/DD No.		Bank Date	RBI Date	21/07/2023-15:38:01	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID :

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

सदर चलान "सक्षम ऑफ पेमेंट" साठी नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 21-07-2023 03:38:13