



CHALLAN
MTR Form Number-6



GRN	MH007298951202324E	BARCODE			Date	28/08/2023-19:05:01		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (if Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV RITESH MAHENDRA		
Location NAGPUR					Flat/Block No.		LAXMI NAGAR		
Year 2023-2024 From 28/08/1993 To 28/08/2023					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0000072201 SEARCH FEE				750.00	NAGPUR				
					Area/Locality				
					NAGPUR				
					Town/City/District				
					PIN				
					4 4 0 0 2 2				
					Remarks (If Any)				
					MOUZA AMBAZARI CTS No 395 SHEET No 30/33 PLOT No 128				
					SEARCH FOR 30 YEARS				
					Amount In				
					Seven Hundred Fifty Rupees Only				
Total				750.00	Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank C/n	Ref. No.	69103332023082821842		2825664130
Cheque/DD No.					Bank Date	RBI Date	28/08/2023-19:05:56		Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 0000000000

सदर खल्ल "चल्ल ऑफ पेमेंट" माझे नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तावादी लागू नाही.

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

‘‘श्री’’

FORMAT - A
(Circular No :- 28/2021)

To
Maha RERA,
6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property comprising ALL THAT piece and parcel of land bearing Nazul Leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZA - AMBAZARI, bearing City Survey No. 395, Sheet No. 30/33, including all easementary rights appurtenant and belonging thereto, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of M/s. AARYA ASSOCIATES, A Partnership Firm, having it's Office at Plot No. 13, Ravindra Nagar, Nagpur, Acting through it's Partners – (1) SHRI. PARESH DATTATRAYA JOSHI, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil & District – NAGPUR, (2) SHRI. NARENDRA SHANKARRAO GURVE, Resident of Plot No. 29, Ravindra Nagar, Nagpur-440022, Tahsil & District – NAGPUR and following documents i.e. :

Contd. ...

(i) Description of the Property.

ALL THAT piece and parcel of land bearing Nazul Leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZA - AMBAZARI, bearing City Survey No. 395, Sheet No. 30/33, including all easementary rights appurtenant and belonging thereto, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR.

(ii) The Document of Sale Deed/Ownership of Plot No. 128,

- (a) Akhiv Patrika issued by City Survey Office, Nagpur.
- (b) Sale Deed Dated 29/12/2014, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6643 on even date.
- (c) Sale Deed Dated 20/09/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3750 on even date.
- (d) Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3301 on even date.
- (e) Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3302 on even date.
- (f) Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 141 to 144 at Sr. No. 5683 (P) on 30/05/1990.
- (g) Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 183 on Page Nos. 105 to 112 at Sr. No. 3037 (P) on even date.
- (h) Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 125 to 128 at Sr. No. 3943 (P) on even date.
- (i) Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 141 to 144 at Sr. No. 3947 (P) on even date.
- (j) Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 179 to 184 at Sr. No. 3015 (P) on 16/10/1997.
- (k) Sale Deed Dated 31/12/1997, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 1248 on Page Nos. 47 to 50 at Sr. No. 1639 (P) on 5/03/2001.

Contd. ...

- (l) Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 145 to 148 at Sr. No. 3948 (P) on even date.
- (m) Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 173 to 178 at Sr. No. 3014 (P) on 16/10/1997.
- (n) Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 129 to 132 at Sr. No. 3944 (P) on even date.
- (o) Deed of Apartment Dated 7/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 179 on Page Nos. 242 to 249 at Sr. No. 2815 (P) on even date.
- (p) Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 145 to 148 at Sr. No. 5684 (P) on dated 30.05.1990.
- (q) Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 183 on Page Nos. 261 to 268 at Sr. No. 3038 (P) on the even date.
- (r) Sale Deed dated 31/12/1993 which registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 216 on Page Nos. 154 to 160 at Sr. No. 4157.
- (s) Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 137 to 140 at Sr. No. 3946 (P) on even date.
- (t) Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 185 to 190 at Sr. No. 3016 (P) on 16/10/1997.
- (iii) Search Report For 30 Years from 28/08/1993 to 28/08/2023.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owners i.e. (1) Shri. Dattatraya Purushottam Karkare, (2) Shri. Yogesh Dattatraya Karkare, (3) Shri. Nandkishor Sudhakar Badhe, (4) Shri. Shriram Gangadhar Chhiney, (5) Shri. Kishor Gopalrao Bapat, (6) Shri. Shrirang Anilrao Kothé, (7) Shri. Shrivallabh Anilrao Kothé, (8) Shri. Sudhir Narayan Phadke, (9) Mrs. Nalini Dhanraj Dahat, (10) Mrs. Kavita Kishor Bapat & (11) Shri. Prashant Suresh Bakhle as well as developer i.e. M/s. AARYA

Contd. ...

ASSOCIATES are clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the Plot No. 128 :-

- (1) Shri. Dattatraya Purushottam Karkare,
- (2) Shri. Yogesh Dattatraya Karkare,
- (3) Shri. Nandkishor Sudhakar Badhe,
- (4) Shri. Shriram Gangadhar Chiney,
- (5) Shri. Kishor Gopalrao Bapat,
- (6) Shri. Shrirang Anilrao Kothe,
- (7) Shri. Shrivallabh Anilrao Kothe,
- (8) Shri. Sudhir Narayan Phadke,
- (9) Mrs. Nalini Dhanraj Dahat,
- (10) Mrs. Kavita Kishor Bapat &
- (11) Shri. Prashant Suresh Bakhle.

Developer of the Plot No. 128 :-

M/s. AARYA ASSOCIATES

A Partnership Firm, having its Office at Plot No. 13, Ravindra Nagar, Nagpur.

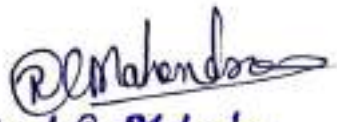
Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and M/S. AARYA ASSOCIATES have full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said (1) Shri. Dattatraya Purushottam Karkare, (2) Shri. Yogesh Dattatraya Karkare, (3) Shri. Nandkishor Sudhakar Badhe, (4) Shri. Shriram Gangadhar Chiney, (5) Shri. Kishor Gopalrao Bapat, (6) Shri. Shrirang Anilrao Kothe, (7) Shri. Shrivallabh Anilrao Kothe, (8) Shri. Sudhir Narayan Phadke, (9) Mrs. Nalini Dhanraj Dahat, (10) Mrs. Kavita Kishor Bapat & (11) Shri. Prashant Suresh Bakhle on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 9/09/2023


Ritash C. Mahendra
ADVOCATE

Contd.

FORMAT - A
(Circular No :- 28/2021)
ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card of the said property issued by the City Survey Department, Nagpur as on date of application for registration –

The names of (1) Shri. Dattatraya Purushottam Karkare, (2) Shri. Yogesh Dattatraya Karkare, (3) Shri. Nandkishor Sudhakar Badhe, (4) Shri. Shriram Gangadhar Chiney, (5) Shri. Kishor Gopalrao Bapat, (6) Shri. Shrirang Anilrao Kothe, (7) Shri. Shrivallabh Anilrao Kothe, (8) Shri. Sudhir Narayan Phadke, (9) Mrs. Nalini Dhanraj Dahat, (10) Mrs. Kavita Kishor Bapat & (11) Shri. Prashant Suresh Bakhle are recorded in the property card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT piece and parcel of land bearing Nazul Leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZA - AMBAZARI, bearing City Survey No. 395, Sheet No. 30/33, including all easementary rights appurtenant and belonging thereto, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR.

- 2) Mutation Entry -

The Property Card issued by the City Survey Department, Nagpur of Plot No. 128, bearing City Survey No. 395 reveal that vide Entry No. 1506 on 29/05/2003, Entry No. 8892 on 17/10/2014, Entry No. 8893 on 17/10/2014, the names of aforesaid owners are recorded as joint Owners of the said property.

- 3) Search report for 30 Years from 28/08/1993 to 28/08/2023 taken from the online portal.

(i) THAT ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurement 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZA - AMBAZARI, bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, belonged to SHRI. AMBADAS PURUSHOTTAM KARKARE (H.U.F.) acting through it's Karta, & others, having acquired the same by them from the intra Municipal Nazul on Leasehold Rights for a term commencing from 1/4/1975 and ending on 31/3/2005 by and indenture of Lease Dated 13/05/1987.

(ii) THAT the aforesaid SHRI. AMBADAS PURUSHOTTAM KARKARE (H.U.F.) acting through Karta Shri. Ambadas Purushottam Karkare lateron decided to develop the said Plot No. 128 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein.

Contd. ...

(iii) THAT accordingly by an Agreement Dated 22/2/1987 the aforesaid the then Owners entrusted the entire work of Development of said property to M/S Yeshwant Builders, a Partnership Firm, having its Office at 177, Gokulpeth Nagpur, upon the several terms and conditions contained therein. By the same Agreement they also agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyers as may be nominated by M/s Yashwant Builders.

(iv) THAT in pursuance of the said agreement the said M/S Yashwant Builders accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Nazul Leasehold Plot No. 128, and to be known and styled as "SHANTIPURUSH APARTMENT" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1418/4356 Dated 8/5/1987.

(v) THAT in pursuance of the said agreement the aforesaid the then Owners accordingly executed Deed of Declaration on 22/02/1989, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1272 on Page Nos. 152 to 163 at Sr. No. 2679 (P) on even date.

(vi) THAT in pursuance of the said agreement and also on completion of the said building, the said M/S Yashwant Builders delivered the actual physical possession of the Apartment No. A-1, covering a Built-up Area of 60.38 Sq. Mtrs. on the GROUND FLOOR in the 'A' Wing out of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" as chosen to be retained by Shri. Ambadas P. Karkare, H.U.F. for his exclusive use and occupation. The said Shri. Ambadas P. Karkare, H.U.F. further retained the undivided 1/12th share and interest in the said plot of land for his exclusive use and occupation.

(vii) THAT thereafter, the said Shri. Ambadas P. Karkare left for heavenly abode on 10/10/2010, leaving behind him, his son namely Shri. Sanjay A. Karkare and the legal heirs of another Son Shri. Dhananjay A. Karkare (who is left of heavenly abode on 26/12/2006) i.e. his widow Smt. Prajakta D. Karkare and only Son Shri. Apoorva D. Karkare as his only legal heirs, who inherited his share in the aforesaid property by way of intestate succession.

(viii) THAT thereafter, Shri. Sanjay A. Karkare, Smt. Prajakta D. Karkare & Shri. Apoorva D. Karkare have jointly executed a Gift Deed in respect of property comprising THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising Apartment No. A-1 covering a Built - up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at

Contd. ...

Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – Nagpur in favour of Shri. Dattatraya Purushottam Karkare, on 29/12/2014, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6643 on even date.

(ix) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising Apartment No. A-2 covering a Built – up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare, by a Sale Deed Dated 20/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3750 on even date.

(x) THAT in the like manner, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising Apartment No. A-3 covering a Built – up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare & others, by a Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3301 on even date.

(xi) THAT in the like manner, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising Apartment No. A-4 covering a Built – up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City

Contd. ...

Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare & others, by a Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3302 on even date.

(xii) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-1 covering a Built – up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Nandkishor Sudhakar Badhe, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 141 to 144 at Sr. No. 5683 (P) on 30/05/1990 as well as Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 183 on Page Nos. 105 to 112 at Sr. No. 3037 (P) on even date.

(xiii) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-2 covering a Built – up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Shriram Gangadhar Chiney, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 125 to 128 at Sr. No. 3943 (P) on even date.

(xiv) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-3 covering a Built – up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'B' Wing of a building standing thereon and known and

Contd. ...

styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Kishor Gopalrao Bapat, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 141 to 144 at Sr. No. 3947 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 179 to 184 at Sr. No. 3015 (P) on 16/10/1997.

(xv) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-4 covering a Built – up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belonged to Shri. Anil Haribhau Kothe, having purchased the same by him from Shri. N. Bhaskaran S/o S. Nagrajan, by a Sale Deed Dated 31/12/1997, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 1248 on Page Nos. 47 to 50 at Sr. No. 1639 (P) on 5/03/2001.

(xvi) THAT the said the Shri. Anil Haribhau Kothe left for heavenly abode on dated 24/05/2013 and his wife i.e. Smt. Archana Anil Kothe also left for heavenly abode on Dated 21/01/2018, leaving behind Shri. Shrirang Anil Kothe and Shri. Shrivallabh Kothe, being his only legal heirs, who inherited aforesaid property Apartment No. B-4 by way of intestate succession.

(xvii) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-5 covering a Built – up area of 60.38 Sq. Mtrs. on the SECOND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Sudhir Narayan Phadke, having

Contd. ...

purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 145 to 148 at Sr. No. 3948 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 173 to 178 at Sr. No. 3014 (P) on 16/10/1997.

(xviii) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-6 covering a Built – up area of 60.38 Sq. Mtrs. on the SECOND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Mrs. Nalini Dhanraj Dahat, having purchased the same by her from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 129 to 132 at Sr. No. 3944 (P) on even date as well as Deed of Apartment Dated 7/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 179 on Page Nos. 242 to 249 at Sr. No. 2815 (P) on even date.

(xix) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-8 covering a Built – up area of 60.38 Sq. Mtrs. on the THIRD FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belonged Shri. Keshav S. Chandorkar having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 145 to 148 at Sr. No. 5684 (P) on dated 30.05.1990 as well as Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 183 on Page Nos. 261 to 268 at Sr. No. 3038 (P) on the even date.

(xx) THAT the said Shri. Keshav S. Chandorkar thereafter sold the said Apartment No. B-8 owned by him by virtue of Sale Deed dated 31/12/1993 to Shri. Milind Manohar Dashputra and the said sale deed came to be registered in the office of the Joint Sub

Contd. ...

Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 216 on Page Nos. 154 to 160 at Sr. No. 4157 on the even date.

(xxi) THAT the said Shri. Milind Manohar Dashputra thereafter sold the said Apartment No. B-8 owned by him to Mrs. Kavita Kishor Bapat, by a Sale Deed Dated 5/11/2004, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 6596.

(xxii) THAT THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. B-7 covering a Built – up area of 60.38 Sq. Mtrs. on the THIRD FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District – NAGPUR, belongs to Shri. Prashant Suresh Bakhle, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 137 to 140 at Sr. No. 3946 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 185 to 190 at Sr. No. 3016 (P) on 16/10/1997.

(xxiii) THAT as a result therefore, the Owners hereinabove named have now become an exclusive, absolute, joint and full Owners of the aforesaid Plot No. 128, containing by admeasurement 603.86 Sq. Mtrs., having proportionate undivided share each in the aforesaid property with heritable and transferable rights therein and accordingly their names are mutated in revenue record.

(xxiv) THAT the Owners hereinabovenamed later on decided to develop the aforesaid entire property comprising Plot No. 128 containing by admeasurement 603.86 Sq. Mtrs., situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(xxv) THAT accordingly by an Agreement of Development Dated 9/03/2023, the Owners have jointly entrusted the entire work of Development of the said property comprising Plot No. 128, situated at Shivaji Nagar, Nagpur in Tahsil and District - Nagpur to M/S. AARYA ASSOCIATES, the Developer hereinabove named upon the several terms and conditions contained therein and the said Agreement of Re-Development is duly Adjudicated by the Collector of Stamp, Nagpur City in Adjudication Case No. 92/2021 Dated 21/12/2021 and the Full Stamp Duty of Rs. 15,74,750/- is paid at the time

Contd.

of Adjudication of the said Agreement and the said Agreement of Development is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 385 on 13/01/2022 and Stamp Duty of Rs. 100/- & Registration Fee of Rs. 30,000/- are paid thereon.

(xxvi) THAT for completion of the said Scheme in all respects smoothly the Owners have executed a General Power of Attorney in respect of their aforesaid property and thereby jointly and severally empowered, appointed and authorized M/S. AARYA ASSOCIATES, Acting through its Partners namely (i) Shri. Paresh Dattatraya Joshi & (ii) Shri. Narendra Shankarrao Gurve as their Attorney and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. 386 on 13/01/2022.

(xxvii) THAT in pursuance of the said Agreement Dated 13/01/2022, the said M/S. AARYA ASSOCIATES has accordingly prepared a plan of the Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as "RUGVED HEIGHTS" and the same is duly sanctioned by the by Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 102563, Permit No. NMO/B/2023/APL/01263, Dated 24/02/2023.

(xxviii) THAT with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owners (1) Shri. Dattatraya Purushottam Karkare, (2) Shri. Yogesh Dattatraya Karkare, (3) Shri. Nandkishor Sudhakar Badhe, (4) Shri. Shriram Gangadhar Chitney, (5) Shri. Kishor Gopalrao Bapat, (6) Shri. Shrirang Anilrao Kothhe, (7) Shri. Shrivallabh Anilrao Kothhe, (8) Shri. Sudhir Narayan Phadke, (9) Mrs. Nalini Dhanraj Dahat, (10) Mrs. Kavita Kishor Bapat & (11) Shri. Prashant Suresh Bakhle holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/S. AARYA ASSOCIATES, Acting through its Partners namely (i) Shri. Paresh Dattatraya Joshi & (ii) Shri. Narendra Shankarrao Gurve have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xxix) THAT I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 128, CTS No. 395, Sheet No. 30/33 of Mouza - Somawada for the period of 30 Years (i.e. 28/08/1993 to 28/08/2023) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH007298951202324E, Dated 28/08/2023, the receipt of the same is enclosed herewith.

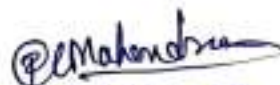
(xxx) THAT during my online search I did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :- N.A.

5) Litigations if any. - NA.

PLACE : NAGPUR

Date :- 9/09/2023


Ritesh C. Mahendra
ADVOCATE

Contd. ...