SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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GZ-2324-2110

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 **"CHANAKYA APARTMENT"**, to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR (hereinafter referred as the said Project **"CHANAKYA APARTMENT"**).

1} I/We have investigated the title of the said land on the request of **M/s. SAHASARA INFRASTRUCTURE**, A Proprietorship Firm, having its office at First Floor, Coffee House Building, Coffee House Square, Gokulpeth, 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. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732),

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City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

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

(i) Agreement for Re-development Dated 27-01-2022.
(ii) Correction Deed dated 27-01-2022.
(iii) Correction Deed dated 27-01-2022.
(iv) General Power of Attorney Dated 27-01-2022.
(v) General Power of Attorney Dated 28-02-2022.
(vi) Confirmation Deed dated 13-09-2022.
(vii) Irrevocable Power of Attorney Dated 13-09-2022
(viii) Sanctioned Building Plan Dated 10-10-2023.
(ix) Property Card issued by City Survey Department, Nagpur.

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) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8) Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle, is clear, marketable and without any encumbrances. The aforesaid **M/s. SAHASARA INFRASTRUCTURE** has acquired the right of development of the said property.

Owners of the land:

ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.	Owners: - (1) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8) Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle Developer :- M/s. SAHASARA INFRASTRUCTURE

Qualifying comments/ remarks if any

The Title of (1) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8)

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Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle on the said plot of land is good, valid marketable, clear and salable. The aforesaid M/s. SAHASARA INFRASTRUCTURE has acquired the right of development of the said property.

3} The report reflecting the flow of the title of (1) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8) Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle, and right of development of M/s. SAHASARA INFRASTRUCTURE on the said plot of land is enclosed herewith as Annexure.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Encl : Annexure
Date: 05-12-2023

(SANDEEP SHASTRI)
Advocate

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(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

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

The names of (1) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8) Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle, are recorded in the property card in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Nos. 11531 dated 16-03-2013, 16173 dated 19-07-2017, 15933 dated 03-5-2017, 10191 dated 13-09-2011, 10195 dated 13-09-2011, 2194 dated 08-12-2003, 10975 dated 02-06-2012, 12517 dated 28-02-2014, 5914 dated 03-10-2007, 17313 dated 18-07-2018, the names of (1) Mrs. Brijbala Hemant Diddee, (2) Shri. Yogesh Nilkanth Pathak, (3) Mrs. Sunita Sanjay Nasary, (4) Shri. Hemant Dev Datta Diddee, (5) Shri. Pramod Anandrao Hedau, (6) Mrs. Mrudula Pramod Hedau, (7) Shri. Harnarayan Kanhaiyalal Jaiswal, (8) Shri. Rahul Chandrashekher Panat, (9) Shri. R. Rangnathan K. V. Ramratan, (10) Shri. Shirish Shivram Desai, (11) Mrs. Noopur Nilesh Jumle 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. 341 (Three Hundred Forty One) containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Chanakya Co-operative Housing Society Maryadit, Nagpur, having purchased the same by it from Shri. Mahendrakumar S/o Manimal Zavery and others by a Sale Deed Dated 06-05-1987, which is duly

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Registered at the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 908 on Pages 18 to 23 at Sr. No. 2132(P) on even date. The said Sale Deed is duly Consented by M/s. Shilpee Enterprises.

(ii) THAT, the said Chanakya Co-operative Housing Society Maryadit, Nagpur lateron decided to develop the aforesaid Plot No. 341 (Three Hundred Forty One) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly it had entrusted the entire work of Development of the said property to M/s. Shilpee Enterprises, a registered Partnership Firm, having its Office at Nagpur, acting through its Authorised Partner Shri. Vijay S/o Narendranath Gokarn, upon the several terms and conditions.

(iii) THAT, by the same Agreement it had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. 341 (Three Hundred Forty One) in favour of the each such individual buyer as may be nominated by M/s. Shilpee Enterprises.

(iv) THAT, in pursuance of the said Agreement, the said M/s. Shilpee Enterprises accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "CHANAKYA APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/803/15826 Dated 26-04-1986.

(v) THAT, on completion of the said Multistoreyed Building in all respects, the aforesaid the then Owner namely The Chanakya Co-operative Housing Society Limited, Nagpur alongwith the then Developer M/s. Shilpee Enterprises lateron jointly transferred/sold the Undivided Proportionate shares and interests in the said Plot No. 341 (Three Hundred Forty One) Togetherwith the entire R.C.C. Superstructures comprising various Apartments out of the building standing thereon and known and styled as "CHANKYA APARTMENTS" to 11 individual prospective buyers/purchasers by 11 separate duly registered Sale Deeds.

(vi) THAT, in pursuance of the aforesaid Sale Deeds, the Owners hereinabovenamed are the only existing Apartment Owners of the said Multistoreyed Building standing on Plot No. 341 (Three Hundred Forty One) and known and styled as "Chanakya Apartments" and each of them have severally acquired their respective Apartment in the following manner :-

(1) APARTMENT NO. 1 (ONE) ON GROUND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 1 (One) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the

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Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732, City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Smt. Brijbala W/o Hemant Diddee, the Owner No. 1 hereinabovenamed by a Sale Deed Dated 25-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1025 on Pages 91 to 104 at Sr. No. 3102(P) on even date.

(2) APARTMENT NO. 2 (TWO) ON GROUND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 2 (Two) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/A, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, by way of sale to one of its Share Holder Member Dr. (Mrs.) Vandana Hazra W/o Shri. Surajit Kumar Hazra, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1024 on Pages 31 to 44 at Sr. No. 2991(P) on 23-03-1988.

That, the aforesaid Dr. (Mrs.) Vandana Surajit Kumar Hazra lateron in her turn transferred/sold the aforesaid Apartment No. 2 on Ground Floor of Chanakya Apartments, situated at Barlinge Layout, Laxmi Nagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Yogesh S/o Nilkanth Pathak, the Owner No. 2 hereinabovenamed by a Sale Deed Dated 22-05-2017, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 1713 on even date.

(3) APARTMENT NO. 3 (THREE) ON GROUND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 3 (Three) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA

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APARTMENTS", bearing Corporation House No. 732/B, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Smt. Nirmala Wd/o Late Shri Gopalkrishna Upadhye, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 130 to 143 at Sr. No. 2832(P) on even date.

(4) APARTMENT NO. 4 (FOUR) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 4 (Four) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/C, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. K.S. Sivaraman S/o K.V. Subramanian, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2846(P) on even date.

That, the aforesaid Shri. K.S. Sivaraman S/o K.V. Subramanian lateron in his turn transferred/sold the aforesaid Apartment No. 4 on First Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to (i) Shri. Hemant S/o Dev Datta Diddee and (ii) Mrs. Brijbala W/o Hemant Diddee, the Owner Nos. 1 & 4 hereinabovenamed jointly by a Sale Deed Dated 12-02-2013, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 954 on even date.

(5) APARTMENT NO. 5 (FIVE) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 5 (Five) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/D, (Old House No. 732), City

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Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, by way of sale to one of its Share Holder Member Shri. Pramod S/o Anandrao Hedau, the Owner No. 5 hereinabovenamed, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 158 to 171 at Sr. No. 2834(P) on even date.

(6) APARTMENT NO. 6 (SIX) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 6 (Six) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/E, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Madhukar S/o Purushottamrao Deshmukh, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2847(P) on even date.

That, the aforesaid Shri. Madhukar Purushottamrao Deshmukh lateron in his turn transferred/sold the aforesaid Apartment No. 6 on First Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to Mrs. Mrudula W/o Pramod Hedau, the Owner No. 6 hereinabovenamed by a Sale Deed Dated 06-03-2003, which is duly registered at the Office of the Sub Registrar No. 3, Nagpur in Addl. Book No. 1 at Sr. No. 299 on even date.

(7) APARTMENT NO. 7 (SEVEN) ON SECOND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 7 (Seven) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/F, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout,

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Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Harnarayan S/o Kanhaiyalal Jaiswal, the Owner No. 7 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1022 on Pages 15 to 28 at Sr. No. 2838(P) on even date.

(8) APARTMENT NO. 8 (EIGHT) ON SECOND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 8 (Eight) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/G, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, by way of sale to one of its Share Holder Member Shri. Sanjay S/o Sharadchandra Bapat, by a Sale Deed Dated 23-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1023 on Pages 63 to 76 at Sr. No. 2949(P) on even date.

That, the aforesaid Shri. Sanjay S/o Sharadchandra Bapat lateron in his turn transferred/sold the aforesaid Apartment No. 8 on Second Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Rahul S/o Chandrashekhar Panat, the Owner No. 8 hereinabovenamed by a Sale Deed Dated 24-01-2011, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 643 on even date.

(9) APARTMENT NO. 9 (NINE) ON SECOND FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 9 (Nine) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/H, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward

SANDEEP SHASTRI NAGPUR ADVOCATE

No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. R. Ranganathan S/o K.V. Ramratnam, the Owner No. 9 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 144 to 157 at Sr. No. 2833(P) on even date.

(10) APARTMENT NO. 10 (TEN) ON THIRD FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 10 (Ten) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the THIRD FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/I, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Shirish S/o Shivram Desai, the Owner No. 10 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 116 to 129 at Sr. No. 2831(P) on even date.

(11) APARTMENT NO. 11 (ELEVEN) ON THIRD FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 11 (Eleven) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Arvind S/o Indubikas Ghosh, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2848(P) on even date.

That, the aforesaid Shri. Arvind S/o Indubikas Ghosh, lateron in his turn transferred/sold the aforesaid Apartment No. 11 on Third Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

– Nagpur by way of sale to Shri. Nilesh S/o Prabhakar Jumle by a Sale Deed Dated 31-03-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1095 on even date.

That, out of love and affection for his wife, the aforesaid Shri. Nilesh S/o Prabhakar Jumle lateron by a Gift Deed Dated 26-04-2018 Gifted/Transferred the aforesaid entire property to his wife Mrs. Noopur W/o Nilesh Jumle, the Owner No. 11 hereinabovenamed and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2481 on even date.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "CHANAKYA APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 341 (Three Hundred Forty One), situated at Laxmi Nagar, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey.

(vii) 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.

(viii) THAT, the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. Sahasara Infrastructure, the Developer hereinabovenamed was preferred by the Owners.

(ix) THAT, accordingly by a Re-Development Agreement Dated 27-01-2022, they have entrusted the entire work of Development of the said property comprising to M/s. Sahasara Infrastructure, A Proprietorship Firm, having its Office at First Floor, Coffee House Building, Coffee House Square, Gokulpeth, 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. 836 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon. A Correction Deed to the said Re-Development Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 837 on 27-01-2022. Subsequently a Correction Deed to the said Re-Development Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 857 on 27-01-2022.

(x) THAT, for completion of the said scheme, the said Apartment Owners Nos. 1, 2, 4 to 11 have executed a General Power of Attorney in respect of the said property in favour of M/s. Sahasara Infrastructure, A Proprietorship Firm, on 27-01-2022 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 838 on even date.

(xi) THAT, for completion of the said scheme, the said Apartment Smt. Nirmala Gopalkrishna Upadhye has executed a General Power of Attorney in respect of the said property in favour of M/s. Sahasara Infrastructure, A Proprietorship Firm, on

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

28-02-2022 and the same is registered at the Office of the Joint Sub Registrar, Thane-11 at Sr. No. 2924 on even date.

(xii) THAT, the aforesaid Smt. Nirmala Gopalkrishna Upadhye left for heavenly abode on 13-08-2022 leaving behind her daughter Mrs. Sunita Sanjay Nasary, who inhereted all right, title, share and interest in the property of Late Nirmala Gopalkrishna Upadhye, by way of intestate succession, as her only legal heirs.

(xiii) THAT, in pursuance of the same the aforesaid Mrs. Sunita Sanjay Nasary lateron confirmed the Agreement of Re-development dated 27-01-2022, by a Deed of Confirmation dated 13-09-2022, which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8322 on even date.

(xiv) THAT, in pursuance of said Deed the aforesaid Mrs. Sunita Sanjay Nasary has executed a General Power of Attorney in respect of the said property in favour of M/s. Sahasara Infrastructure, A Proprietorship Firm, on 13-09-2022 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8321 on even date.

(xv) THAT, in pursuance of the said Agreement, the said M/s. Sahasara Infrastructure has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 341 and known and styled as **"CHANAKYA APARTMENT"** and the same is sanctioned by the Building Engineer of the Nagpur Municipal Corporation, Nagpur, vide his Building Permit No. NMO/B/2023/APL/ 01651 Dated 10-10-2023.

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

(i) Agreement for Re-development Dated 27-01-2022.
(ii) Correction Deed dated 27-01-2022.
(iii) Correction Deed dated 27-01-2022.
(iv) General Power of Attorney Dated 27-01-2022.
(v) General Power of Attorney Dated 28-02-2022.
(vi) Confirmation Deed dated 13-09-2022.
(vii) Irrevocable Power of Attorney Dated 13-09-2022
(viii) Sanctioned Building Plan Dated 10-10-2023.
(ix) Property Card issued by City Survey Department, Nagpur.

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

(xviii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 574 of MOUZA – AJNI for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH011677177202324E, dated 30-11-2023 i.e. for the period of 1994 to

SANDEEP SHASTRI NAGPUR ADVOCATE

2005 and GRN No. MH011673119202324E, dated 30-11-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

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

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

5} Litigations if any: - N. A.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Date: 05-12-2023

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH011673119202324E	BARCODE		Date	30/11/2023-13:18:53	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	Four Hundred Fifty Rupees Only		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023113015910	2840819878
Cheque/DD No.		Bank Date	RBI Date	30/11/2023-13:20:00	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 442180994 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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 30-11-2023 01:21:15

MH011673119202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Nov 2023	Receipt	Receipt no.: 1113194761
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 574
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH011673119202324E		
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	MH011677177202324E	BARCODE		Date	30/11/2023-13:46:16	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 AJNI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 574
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.	69103332023113016636	2840827728
Cheque/DD No.		Bank Date	RBI Date	30/11/2023-13:47:25	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. : 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 लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .



Print Date 30-11-2023 01:47:37