

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone : +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

GZ-2425-0201

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 "**KALYANI SAMADHAN**", to be erected on ALL THOSE pieces and parcels of lands bearing Plot Nos. 6 and 7 out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. and 472.90 Sq. Mtrs. respectively of Mouza – LENDHRA, bearing Corporation House Nos. 170, 183, 183(I), 183(II), 183(III) and 183(IV), City Survey No. 151 & 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR, (hereinafter referred as the said Project "**KALYANI SAMADHAN**").



1} I/We have investigated the title of the said land on the request of **M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956 (No. 1 of 1956) with CIN197303 U45202MH2009PTC, having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur and acting through its Authorized Director **SHRI. DILIP S/o RAGHUNATHRAO BHARADE**, (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

01. Description of the property.

ALL THOSE pieces and parcels of land bearing Plot Nos. 6 and 7 out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. and 472.90 Sq. Mtrs. respectively of Mouza – LENDHRA, bearing Corporation House Nos. 170, 183, 183(I), 183(II), 183(III) and 183(IV), City Survey No. 151 & 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR.

02. The Document of Ownership of the said property.

- (i) Agreement for Development Dated 06-02-2024 for Plot No. 6.
- (ii) General Power of Attorney Dated 06-02-2024 for Plot No. 6.
- (iii) Agreement for Re-development Dated 06-02-2024 for Plot No. 7.
- (iv) General Power of Attorney Dated 06-02-2024 for Plot No. 7.
- (v) Sanctioned Building Plan Dated 04-04-2024.
- (vi) Property Card issued by City Survey Department, Nagpur.
- (vii) Corporation Tax Receipt.

03. Search report for 30 years from 1995 to 2024.

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) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7) Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis, (8-b) Mrs. Madhavi W/o Jayant Karkhanis, is clear, marketable and without any encumbrances. The aforesaid **M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** has acquired the right of development of the said properties.



Owners of the land:

ALL THOSE pieces and parcels of lands bearing Plot Nos. 6 and 7 out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) and 472.90 Sq. Mtrs. respectively of Mouza – LENDHRA, bearing Corporation House Nos. 170, 183, 183(I), 183(II), 183(III) and 183(IV), City Survey No. 151 & 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR.	Owners :- (1) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7) Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis, (8-b) Mrs. Madhavi W/o Jayant Karkhanis. Developer :- M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED
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Qualifying comments/ remarks if any

The Title of (1) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7) Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis, (8-b) Mrs. Madhavi W/o Jayant Karkhanis on the said plot of lands is good, valid marketable, clear and salable. The aforesaid **M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of (1) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7)



Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis,
(8-b) Mrs. Madhavi W/o Jayant Karkhanis, and right of development of **M/s. RAGHUKUL
CONSTRUCTIONS PRIVATE LIMITED** on the said plot of lands is enclosed herewith as

Annexure.

Encl : Annexure
Date: 24-04-2024




(SANDEEP SHASTRI)
Advocate

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

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

The names of (1) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7) Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis, (8-b) Mrs. Madhavi W/o Jayant Karkhanis, are recorded in the property card in respect of the property comprising ALL THOSE pieces and parcels of lands bearing Plot Nos. 6 and 7 out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. and 472.90 Sq. Mtrs. respectively of Mouza – LENDHRA, bearing Corporation House Nos. 170, 183, 183(I), 183(II), 183(III) and 183(IV), City Survey No. 151 & 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, 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. 11021 dated 21-10-2022, 12139 dated 25-12-2023, 10434 dated 01-01-2022, 10625 dated 30-05-2022, 2829 dated 26-05-2006, 7957 dated 17-06-2016, the names of (1) Smt. Pratibha Wd/o Late Shri. Jayant Sahasrabuddhe, (2) Shri. Satchit S/o Late Shri. Jayant Sahasrabuddhe, (3) Shri. Swanand S/o Late Shri. Jayant Sahasrabuddhe, (4-a) Smt. Neelima Wd/o Late Shri. Chandrashekhar Shegaonkar, (4-b) Shri. Ajit S/o Late Shri. Chandrashekhar Shegaonkar, (5-a) Smt. Vibha Wd/o Late Shri. Sharad Deshmukh, (5-b) Mrs. Swati W/o Parag Nickkawade (Maiden Name Ku. Swati D/o Late Shri. Sharad Deshmukh), (6-a) Smt. Sharda Wd/o Late Shri. Arun Lahoti, (6-b) Dr. Satish S/o Late Shri. Arun Lahoti, (7) Shri. Wasudeo (Mohan) S/o Bhaskarrao Pitale, (8-a) Shri. Jayant S/o Vasant Karkhanis, (8-b) Mrs. Madhavi W/o Jayant Karkhanis are recorded as Owners of the said property.

3) Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.



PLOT NO. 6

- (i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. of Mouza – LENDHRA, bearing Corporation House No.170 City Survey No. 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Smt. Vimal Wd/o Late Shri. Digambar Sahasrabuddhe, being her separate property and the same was also accordingly mutated in her sole name in all relevant records as also in the Property Card of City Survey sometime in the year 1969 vide Ferfar Entry No. 8075.
- (ii) THAT, the said Smt. Vimal Digambar Sahasrabuddhe later on constructed a Residential House on the said Plot No. 6 (Six) covering a Built-up area of approx. 200 Sq. Mtrs. in accordance with the Plan duly sanctioned by the Building Engineer of the Nagpur Improvement Trust bearing Corporation House No.170 City Survey No. 152 and Sheet No. 25/19 (II) of Mouza – Lendhra.
- (iii) THAT, during her lifetime, the said Smt. Vimal Digambar Sahasrabuddhe had executed her LAST WILL AND TESTAMENT on 12/01/1991 and thereby she gave and bequeathed the aforesaid entire property to her son namely Shri. Jayant S/o Late Shri. Digambar Sahasrabuddhe absolutely forever with heritable and transferable rights therein.
- (iv) THAT, the said Smt. Vimal Digambar Sahasrabuddhe left for heavenly abode on 27/12/2015 and consequent upon her death/demise her son Shri. Jayant Digambar Sahasrabuddhe became the Owner of the said entire property in terms of the aforesaid Will Dated 12/01/1991 and the said property was also accordingly mutated in his sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 8075 on dated 07/09/2016.
- (v) That, the said Shri. Jayant Digambar Sahasrabuddhe left for heavenly abode on 15/08/2022 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Pratibha Jayant Sahasrabuddhe and two sons namely (i) Shri. Satchit Jayant Sahasrabuddhe and (ii) Shri. Swanand Jayant Sahasrabuddhe, the Owners here in above named jointly by way of intestate succession, being the only legal heirs of the deceased. As a result, therefore, the said Smt. Pratibha Jayant Sahasrabuddhe and two others have now become the Joint/Co-Owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their



joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 11021 on dated 21/10/2022.

(vi) That, the aforesaid (i) Smt. Pratibha Jayant Sahasrabuddhe, (ii) Shri. Satchit Jayant Sahasrabuddhe and (iii) Shri. Swanand Jayant Sahasrabuddhe lateron decided to develop the aforesaid Plot No. 6 (Six) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(vii) That, by the same Agreement they have 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. 6 (Six) in favour of the each such individual buyer as may be nominated by M/s. Raghukul Constructions.

PLOT NO. 7

(viii) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN) out of the sanctioned layout popularly known as Radhabai Dake Layout, containing by admeasurement 472.90 Sq. Mtrs. bearing City Survey No. 151 and Sheet No. 25/19 of Mouza – LENDHRA, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Smt. Radhikabai Dake, being her separate property.

(ix) THAT, during her life time the said Smt. Radhikabai Dake had executed her LAST WILL AND TESTAMENT and thereby she had bequeathed her aforesaid property to one Shri. Gajanan S/o Harihar Pandhe absolutely forever with heritable and transferable rights therein. The said Smt. Radhikabai Dake left for heavenly abode on 25/01/1965 and consequent upon her death/demise Shri. Gajanan S/o Harihar Pandhe became the Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the LAST WILL executed by Late Smt. Radhikabai Dake.

(x) THAT, the aforesaid Shri. Gajanan S/o Harihar Pandhe lateron decided to develop the aforesaid Plot No. 7 (Seven) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 15/04/1996 he had entrusted the entire work of Development of the said property to M/s. Raghukul Constructions, A Partnership Firm having its Registered Office at Nagpur, upon the several terms and conditions contained therein.



area of 94.223 Sq. Mtrs. on the GROUND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Chandrashekhar S/o Ganpatrao Shegaonkar, by a Sale Deed Dated 06/03/1998, which is registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 600 on even date. HOWEVER, Shri Chandrashekhar Ganpatrao Shegaonkar left for heavenly abode on dt 09/05/2023. Therefore his wife namely **Mrs. Neelima Chandrashekhar Shegaonkar** and his son **Mr. Ajit Chandrashekhar Shegaonkar** are the legal heirs of the deceased who have got their names mutated in the records of City Survey Department.

(2) APARTMENT NO. 101 ON FIRST FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 94.223 Sq. Mtrs. on the FIRST FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Sharad S/o Shankarrao Deshmukh, by a Sale Deed Dated 27/02/1998, which is registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1 , at Sr. No. 535 on even date.

That, the said Shri. Sharad S/o Shankarrao Deshmukh left for heavenly abode on 11/12/2013 and consequent upon his death/demise his aforesaid property devolved upon his Widow **Smt. Vibha Sharad Deshmukh** and only daughter **Mrs. Swati W/o Parag Nickkawade (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh)**, jointly by way of intestate succession, being the only legal heirs of the deceased. The said Will is registered at the Office of the Sub- Registrar, Nagpur in Book No. 1, at Sr. No.78911 on date 23/07/2021.



area of 94.223 Sq. Mtrs. on the GROUND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Chandrashekhar S/o Ganpatrao Shegaonkar, by a Sale Deed Dated 06/03/1998, which is registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 600 on even date. HOWEVER. Shri Chandrashekhar Ganpatrao Shegaonkar left for heavenly abode on dt 09/05/2023. Therefore his wife namely **Mrs. Neelima Chandrashekhar Shegaonkar** and his son **Mr. Ajit Chandrashekhar Shegaonkar** are the legal heirs of the deceased who have got their names mutated in the records of City Survey Department.

(2) APARTMENT NO. 101 ON FIRST FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 94.223 Sq. Mtrs. on the FIRST FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Sharad S/o Shankarrao Deshmukh, by a Sale Deed Dated 27/02/1998, which is registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1 , at Sr. No. 535 on even date.

That, the said Shri. Sharad S/o Shankarrao Deshmukh left for heavenly abode on 11/12/2013 and consequent upon his death/demise his aforesaid property devolved upon his Widow **Smt. Vibha Sharad Deshmukh** and only daughter **Mrs. Swati W/o Parag Nichkawade (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh)**, jointly by way of intestate succession, being the only legal heirs of the deceased. The said Will is registered at the Office of the Sub- Registrar, Nagpur in Book No. 1, at Sr. No.78911 on date 23/07/2021.



(3) APARTMENT NO. 102 ON FIRST FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 102 covering a Built-up area of 94.223 Sq. Mtrs. on the FIRST FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Dr. Arun S/o Shrikisanji Lahoti, by a Sale Deed Dated 27/02/1998, which is Registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Addl. Book No. 1, Volume No. 843 on Pages 118 to 134 at Sr. No. 531(P) on even date.

That, the said Dr. Arun S/o Shrikisanji Lahoti left for heavenly abode on 02/03/2005 and consequent upon his death/demise his aforesaid entire property devolved upon his Widow Smt. Sharda Arun Lahoti, only son Dr. Satish Arun Lahoti and only daughter namely Dr. (Mrs.) Raksha W/o Dr. Manoj Jhavar (Maiden name Ku. Raksha D/o Late Shri. Arun Lahoti) jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Dr. (Mrs.) Raksha W/o Dr. Manoj Jhavar lateron Released/Relinquished all her rights, title, share and interest in respect of the aforesaid property in favour of her mother and brother namely **Smt. Sharda Arun Lahoti and Dr. Satish Arun Lahoti**, by a Release Deed Dated 01/11/2006, which is registered in the Office of the Head Quarter Sub Registrar, Nagpur-1, in Book No. 1, at Sr. No. 6397 on even date.

(4) APARTMENT NO. 201 ON SECOND FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the



entire R.C.C. Superstructure comprising Apartment No. 201 covering a Built-up area of 94.223 Sq. Mtrs. on the SECOND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to **Shri. Wasudeo S/o Bhaskarrao Pitale**, by a Sale Deed Dated 06/03/1998, which is registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 601 on even date.

That, the aforesaid Shri. Wasudeo Bhaskarrao Pitale has availed Loan from Central Bank of India, Dharampeth Branch, Nagpur and by a Deed of Mortgage Dated 12/02/2018 mortgaged the aforesaid property to it by way of security for the repayment of Loan. The said Deed of Mortgage is Registered in the Office of the Sub Registrar, Nagpur at Sr. No. NGP-185 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon. As a result therefore the said property is presently mortgaged with The Central Bank of India, Dharampeth Branch, Nagpur and the necessary entry is also taken in the Property Card. 9512 on dated 12/02/2018.

(5) APARTMENT NO. 202 ON SECOND FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 202 covering a Built-up area of 94.223 Sq. Mtrs. on the SECOND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to **(i) Shri. Jayant S/o Vasant Kharkhanis and (ii) Mrs. Madhavi W/o Jayant Kharkhanis**, jointly by a Sale Deed Dated 06/03/1998, which is Registered in the Office of the Joint Sub Registrar, Nagpur in Book No. 1, at Sr. No. 599 on even date.

As a result therefore the Shri. Chandrashekhar Ganpatrao Shegaonkar and others (i.e. Owners) have now become an exclusive, absolute and full Owners for



their respective Apartment either jointly or severally in the said building standing on Plot No. 7 (Seven) Togetherwith the Undivided 19.96 Percent share and interest each in the said Plot of land 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.

(xvi) THAT, the aforesaid house on Plot No. 6 and building on the aforesaid Plot No. 7 have now become old and requires heavy repairs and maintenance. Thus, the Owners of Plot No. 6 and Owners of Plot No. 7 have unanimously jointly decided to demolish the said existing old house and Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(xvii) THAT, the Owners have received offers from various Developers and out of which the Offer submitted by M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, was preferred by the Owners.

(xviii) THAT, accordingly by a Development Agreement Dated 06-02-2024, the owners of Plot No. 6 have entrusted the entire work of Development of the said property comprising to M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, (having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1320 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xix) THAT, accordingly by a Re-Development Agreement Dated 06-02-2024, the owners of Plot No. 7 have entrusted the entire work of Development of the said property comprising to M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, (having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1322 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xx) THAT, for completion of the said scheme, the Owners of Plot No. 6 have executed a General Power of Attorney in respect of the said property in favour of M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, (having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur, on 06-02-2024 and the



same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1321 on even date.

(xxi) THAT, for completion of the said scheme, the Apartment Owners of Plot No. 7 have executed a General Power of Attorney in respect of the said property in favour of M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, (having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur, on 06-02-2024 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1323 on even date.

(xxii) THAT, in pursuance of the said Agreements, the said M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot Nos. 6 & 7 and known and styled as "KALYANI SAMADHAN" and the same is sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, vide Building Permit No. NMO/B/2024/APL/02415 Dated 04-04-2024.

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

- (i) Agreement for Development Dated 06-02-2024 executed by Smt. Pratibha Jayant Sahasrabudhe and 2 others in favour of M/s. Raghukul Construction Pvt. Ltd. for Plot No. 6, at Sr. No. 1320, SRO-4.
- (ii) General Power of Attorney Dated 06-02-2024 executed by Smt. Pratibha Jayant Sahasrabudhe and 2 others in favour of M/s. Raghukul Construction Pvt. Ltd. for Plot No. 6, at Sr. No. 1321, SRO-4.
- (iii) Agreement for Re-development Dated 06-02-2024 executed by Smt. Neelima Chandrashekhar Shengaonkar and others in favour of M/s. Raghukul Construction Pvt. Ltd. for Plot No. 7, at Sr. No. 1322, SRO-4.
- (iv) General Power of Attorney Dated 06-02-2024 executed by Smt. Neelima Chandrashekhar Shengaonkar and others in favour of M/s. Raghukul Construction Pvt. Ltd. for Plot No. 7, at Sr. No. 1323, SRO-4.
- (v) Sanctioned Building Plan Dated 04-04-2024.
- (vi) Property Card issued by City Survey Department, Nagpur.
- (vii) Corporation Tax Receipt.

(xxiv) 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.

(xxv) 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. 151 of MOUZA – LENDHRA for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH001027764202425E, dated 23-04-2024 i.e. for the period of 1995 to 2006 and GRN No. MH001020412202425E, dated 23-04-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xxvi) 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. 152 of MOUZA – LENDHRA for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH001029862202425E, dated 23-04-2024 i.e. for the period of 1995 to 2006 and GRN No. MH0010231622023425E, dated 23-04-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xxvii) 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: 24-04-2024




(SANDEEP SHASTRI)
ADVOCATE



GRN MH001023162202425E		BARCODE 		Date 23/04/2024-12:57:45		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment 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 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			450.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Four Hundred Fifty Rupees Only		
Total			450.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024042314270	2865508742
Cheque/DD No.				Bank Date	RBI Date	23/04/2024-12:58:45	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 918031449

Mobile No. : 9850361454

Department ID : 918031449
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चतान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.



MH001023162202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Apr 2024	Receipt	Receipt no.: 1113411554
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Lendra S.No/CTS No/G.No. : 152
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001023162202425E		
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/frnSearchChallanWithoutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH001029862202425E	BARCODE	Date 23/04/2024-13:54:26		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 SANDEEP ANANT SHASTRI		
Location NAGPUR					
Year 2024-2025 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		300.00	MOUZA LENDHRA		
			Road/Street		
			Area/Locality NAGPUR		
			Town/City/District		
			PIN 4 4 0 0 1 0		
			Remarks (If Any)		
			SEARCH FEES FOR 12 YEARS 1995 TO 2006 CITY SURVEY NO 152		
			Amount In Three Hundred Rupees Only		
Total		300.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024042315622 2865522170
Cheque/DD No.			Bank Date	RBI Date	23/04/2024-13:56:16 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 9850361454



MH001020412202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Apr 2024	Receipt	Receipt no.: 1113411459
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Lendra S.No/CTS No/G.No. : 151
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001020412202425E		
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	MH001027764202425E	BARCODE	Date 23/04/2024-13:34:49		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 SANDEEP ANANT SHASTRI		
Location NAGPUR					
Year 2024-2025 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		300.00	Road/Street MOUZA LENDHRA		
			Area/Locality NAGPUR		
			Town/City/District		
			PIN 4 4 0 0 1 0		
			Remarks (If Any)		
			SEARCH FEES FOR 12 YEARS 1995 TO 2006 CITY SURVEY NO 151		
			Amount In Three Hundred Rupees Only		
Total		300.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024042315258 2865518290
Cheque/DD No.			Bank Date	RBI Date	23/04/2024-13:38:44 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
रादर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9850361454

