

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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97-2324-0021

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 "1 DEV HEIGHTS", to be erected on ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "1 DEV HEIGHTS").

1} I/We have investigated the title of the said land on the request of M/s. DEV ASSOCIATES, A Proprietorship Firm, having its Office at Plot No. 53, Madhav Nagar, Nagpur (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

01. Description of the property.

ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur

1 | Page



containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

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

- (i) Agreement for Re-development Dated 04-07-2022.
- (ii) General Power of Attorney Dated 04-07-2022.
- (iii) Sanctioned Building Plan Dated 30-01-2023.
- (iv) Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry Nos. (i) 16601 dated 24-07-2019, (ii) 8230 dated 21-12-2009, (iii) 1241 dated 17-08-2002, (iv) 19139 dated 18-11-2022, (v) 15467 dated 12-06-2018, (vi) 10036 dated 12-04-2012, (vii) 10037 dated 04-04-2012, (viii) 2836 dated 13-02-2004, (ix) 15985 dated 28-12-2018, (x) 1299 dated 28-08-2002, (xi) 12611 & 12612 dated 29-09-2015, (xii) 19140 dated 18-11-2022, (xiii) 1470 dated 05-08-2011, (xiv) 12118 dated 15-04-2015, (xv) 1300 dated 28-08-2012, (xvi) 6577 dated 03-11-2008, (xvii) 19157 dated 18-11-2022 and (xviii) 12161 dated 31-03-2016.

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) Smt. Shubha Ravindra Kumar Kanfode, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhale Rao, (8) Shri. Premraj Pullaiya Bodaikar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K. Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaorao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajкта Pravin Tumbde, (17-a) Shri. Ranvir Singh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvir Singh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande, is clear, marketable and without any encumbrances. The aforesaid M/S. DEV ASSOCIATES has acquired the right of development of the said property.



Owners of the land :

ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of **MOUZA - KHAMLA, TOGETHERWITH** the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - **NAGPUR.**

Owners :- (1) Smt. Shubha Ravindra Kumar Kanfode, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhalerao, (8) Shri. Premraj Pullaiya Bodalkar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K. Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaovrao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajкта Pravin Tumbde, (17-a) Shri. Ranvir Singh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvir Singh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande

Developer :- M/S. DEV ASSOCIATES

Qualifying comments/ remarks if any

The Title of (1) Smt. Shubha Ravindra Kumar Kanfode, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhalerao, (8) Shri. Premraj Pullaiya Bodalkar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K. Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaovrao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajкта Pravin Tumbde, (17-a) Shri. Ranvir Singh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvir Singh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande on the said plot of land is good, valid marketable, clear and salable. The aforesaid M/S. DEV ASSOCIATES has acquired the right of development of the said property.



3} The report reflecting the flow of the title of (1) Smt. Shubha Ravindra Kumar Kanfode, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhalerao, (8) Shri. Premraj Pullaiya Bodalkar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K. Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaorao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajka Pravin Tumbde, (17-a) Shri. Ranvir Singh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvir Singh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande, and right of development of M/S. DEV ASSOCIATES on the said plot of land is enclosed herewith as Annexure.

Encl : Annexure
Date: 05-05-2023



(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. Shubha Ravindra Kumar Kanfade, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhalerao, (8) Shri. Premraj Pulaiya Bodalkar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K. Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaovrao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajкта Pravin Tumbde, (17-a) Shri. Ranvirsingh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvirsingh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande, are recorded in the property card in respect of the property comprising ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Nos. (i) 16601 dated 24-07-2019, (ii) 8230 dated 21-12-2009, (iii) 1241 dated 17-08-2002, (iv) 19139 dated 18-11-2022, (v) 15467 dated 12-06-2018, (vi) 10036 dated 12-04-2012, (vii) 10037 dated 04-04-2012, (viii) 2836 dated 13-02-2004, (ix) 15985 dated 28-12-2018, (x) 1299 dated 28-08-2002, (xi) 12611 & 12612 dated 29-09-2015, (xii) 19140 dated 18-11-2022, (xiii) 1470 dated 05-08-2011, (xiv) 12118 dated 15-04-2015, (xv) 1300 dated 28-08-2012, (xvi) 6577 dated 03-11-2008, (xvii) 19157 dated 18-11-2022 and (xviii) 12161 dated 31-03-2016, the names of (1) Smt. Shubha Ravindra Kumar Kanfade, (2) Shri. Kuppuswamy Shiva Raman, (3) Shri. Mohan Anant Kelkar, (4-a) Shri. Pravin Prabhakar Rao Pande, (4-b) Mrs. Savita Sanjay Bramhe, (5) Shri. Prakash Laxmikant Pande, (6) Smt. Surekha Suresh Dhawale, (7) Miss. Sandhya Prabhakar Bhalerao, (8) Shri. Premraj Pullaiya Bodalkar, (9-a) Shri. Gopalkrishnan Subramaniam Iyer, (9-b) Mrs. Sujata Subramaniam Iyer, (10-a) Shri. R. Krishnan S/o Late Shri. A. K.



Ramaiyer, (10-b) Mrs. Kamala R. Krishnan, (11-a) Shri. Santosh Madhaovrao Joshi, (11-b) Mrs. Meena Pradeep Khandekar (Nee Miss. Meena Madhaorao Joshi), (11-c) Shri. Kaustubh Anil Sadhu, (12-a) Shri. Prabhajan Dattatraya Deshmukh, (12-b) Shri. Ravindra Dattatraya Deshmukh, (13) Shri. Yashwant Madhusudan Joshi, (14-a) Shri. Yashwant Madhusudan Joshi, (14-b) Mrs. Medha Yashwant Joshi, (15) Shri. V. Dharmarajan Venkataraman Iyer, (16) Mrs. Prajka Pravin Tumbde, (17-a) Shri. Ranvirsingh Chouhan, (17-b) Mrs. Prachi Vikas Singh Bayas (Nee Miss. Prachi Ranvir Singh Chouhan), (17-c) Miss. Shruti Ranvirsingh Chouhan, (18-a) Smt. Archana Ajit Pande, (18-b) Miss. Anagha Ajit Pande 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 THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Jalaubai Fulsingh Thakur, being her separate property, having purchased the same by her from Shri. Ganpatrao Pande, by a Sale Deed in the year of 1938, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. 2145 on even date.

(ii) THAT, the aforesaid Smt. Jalaubai Fulsingh Thakur lateron transferred the aforesaid property by way of Sale to Shri. Nandkishore Mahadeoprasad Chourasiya, by a Sale Deed Dated 06-03-1943, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 319 on even date.

(iii) THAT, the aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya lateron decided to develop the said Plot Nos. 1 and 2 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein. And accordingly by an Agreement Dated 02-01-1986, he has entrusted the entire work of Development of the said Plot Nos. 1 and 2 to the M/s Rachayita Builders, a Partnership Firm, having its Office at Dharampeth, Nagpur upon several terms and conditions contained therein.

(iv) THAT, by the same Agreement, the said Shri. Nandkishore Mahadeoprasad Chourasiya has 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 of land in favour of each such individual buyer as may be nominated by the M/s Rachayita Builders.

(v) THAT, in pursuance of the said agreement the M/s Rachayita Builders has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot Nos. 1 and 2 and known and styled as "HEMANAND APARTMENTS" and the same is duly sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/1048/16267 Dated 01-10-1986.

(vi) THAT, on completion of the said Multistoreyed Building standing, the then the aforesaid Society transferred the Undivided proportionate shares and



interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds.

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

(1) APARTMENT NO. A-1 ON GROUND FLOOR :

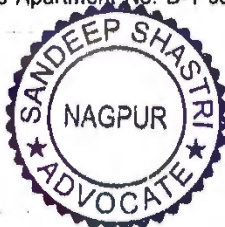
The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-1 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/M, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Shubha Ravindra Kanfode, the Owner No. 1 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 170 to 179 at Sr. No. 3323(P) on 15-06-1987.

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

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-2 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3647, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Kuppuswajy Shiva Raman, the Owner No. 2 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 at Sr. No. 3312 (P) on 15-06-1987.

(3) APARTMENT NO. B-1 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1583 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-1 covering a Built-up area of 54.98 Sq.



Mtrs. (OR 591.68 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/A, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Dilip Ramdas Ughade, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Addl. Book No. 1, at Sr. No. 2396 (P) on even date.

The aforesaid Shri. Dilip Ramdas Ughade lateron transferred the aforesaid property by way of Sale to Smt. Meera Ranvir Singh Chouhan, by a Sale Deed Dated 11-10-1991, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 3 on Pages 87 to 98 at Sr. No. 106 (P) on even date.

The aforesaid Smt. Meera Ranvir Singh Chouhan left for heavenly abode on 14-04-2021 leaving behind her husband Shri. Ranvir Singh Chouhan and 2 daughters namely Mrs. Prachi W/o Vikas Singh Bayas and Miss. Shruti Ranvir Singh Chouhan, the Owner Nos. 3-A to 3-C named hereinabove, as her only legal heirs, who inherited the said entire property by way of intestate succession.

(4) APARTMENT NO. A-3 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-3 covering a Built-up area of 72.61 Sq. Mtrs. (OR 781.61 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Rajan Anant Kelkar and Shri. Mohan Anant Kelkar jointly, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 50 to 59 at Sr. No. 3317(P) on 15-06-1987.

The aforesaid Shri. Rajan Anant Kelkar lateron gifted his 50 Percent share and interest in the aforesaid property by way of gift to his brother shri. Mohan Anant Kelkar, the Owner No. 4 named hereinabove, by a Gift Deed Dated 09-08-2002, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2978 on even date.

(5) APARTMENT NO. A-4 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a



portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-4 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. G. S. Ramsubramanian, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Addl. Book No. 1, at Sr. No. 2396(P) on even date.

The aforesaid Shri. G. S. Ramsubramanian lateron transferred the aforesaid property by way of Sale to Shri. Prabhakar Pande, by a Sale Deed Dated 21-12-1990, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1884 on Pages 01 to 12 at Sr. No. 15649 (P) on even date.

The aforesaid Shri. Prabhakar Pande left for heavenly abode on 12-12-1993 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Durga, 2 sons namely (1) Shri. Girish Prabhakar Pande and (2) Shri. Prakash Prabhakar Pande, and married Daughter Mrs Savita Sanjay Bramhe, as his only legal heirs, who inherited the said entire property by way of intestate succession.

The aforesaid (1) Mrs. Durga Prabhakar Pande (2) Pravin Prabhakar Pande, (3) Mrs. Savita Sanjay Bramhe lateron relinquished their share in favour of Shri. Girish Prabhakar Pande, by a Relinquishment Deed dated 18-02-2012 which is duly Registered at the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Sr. No. 824 on even date.

The aforesaid Shri. Girish Prabhakar Pande (unmarried) (predeceased Mother Mrs. Durga Prabhakar Pande on 14-09-2016 left for heavenly abode on 25-03-2021 leaving behind his brother namely Shri. Prakash Prabhakar Pande and Sister Mrs. Savita Sanjay Bramhe, as his only legal heirs, who inherited the said property by way of intestate succession.

(6) APARTMENT NO. A-5 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-5 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/Q, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Parag Shrikrishna Naphade, by a Sale Deed Dated 20-04-1987, which is duly registered In the office of the Joint Sub- Registrar, Nagpur.



The aforesaid Shri. Parag Shrikrishna Naphade lateron transferred the aforesaid property by way of Sale to Shri. Prakash Laxmikant Pande, the Owner No. 6 named hereinabove, by a Sale Deed Dated 23-07-1987, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 933 on Pages 26 to 36 at Sr. No. 3949 (P) on 23-07-1987.

(7) APARTMENT NO. A-6 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamia Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-6 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/C, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to MRS. Surekha W/o Suresh Dhawale, the Owner No. 7 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 40 to 49 at Sr. No. 3310(P) on 15-06-1987.

(8) APARTMENT NO. A-7 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-7 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/D, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Miss. Sandhya D/o Prabhakar Bhalerao, the Owner No. 8 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 120 to 129 at Sr. No. 3318(P) on 15-06-1987.

(9) APARTMENT NO. A-8 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA,



TOGETHERWITH the Apartment No. A-8 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/B, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Premraj Pullaya Bodalkar, the Owner No. 9 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 140 to 149 at Sr. No. 3320(P) on 15-06-1987.

(10) APARTMENT NO. A-9 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-9 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/F, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. K. R. Sukumar, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 110 to 119 at Sr. No. 2364(P) and 3317 (P) on even date.

The aforesaid Shri. K. R. Sukumar lateron transferred the aforesaid property by way of Sale to Shri. S. Srinivasan R. Subramanian and Mrs. Vidya S. Shrinivasan, by a Sale Deed Dated 22-03-1999, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 983 on Pages 128 to 136 at Sr. No. 623 (P) on even date.

The aforesaid Shri. S. Srinivasan R. Subramanian and Mrs. Vidya S. Shrinivasan lateron transferred the aforesaid property by way of Sale to Shri. Gopalkrishna Subramanian Iyer and Mrs. Sujata Subramanian Iyer, the Owner Nos. 10-A & 10-B named hereinabove, by a Sale Deed Dated 02-05-2001, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 151 on Pages 68 to 71 at Sr. No. 1486(P) on even date.

(11) APARTMENT NO. A-10 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-10 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.589 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation



House No. 3648/G, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. R. Krishnan and Mrs. Kamla R. Krishnan, the Owner Nos. 11-A & 11-B named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 10 to 19 at Sr. No. 3307(P) on 15-06-1987.

(12) APARTMENT NO. B-2 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1583 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-2 covering a Built-up area of 54.97 Sq. Mtrs. (OR 591.69 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/E, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Madhav Gopal Joshi, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 60 to 62 at Sr. No. 2359(P) on 15-06-1987.

The aforesaid Shri. Madhav Gopal Joshi left for heavenly abode on 20-11-1991 leaving behind him, his 2 sons namely Shri. Chandrakant Madhav Joshi, Shri. Santosh Madhav Joshi and 2 daughters namely Mrs. Meena Pradeep Khandkar and Mrs. Veena Anil Sadhu, as his only legal heirs, who inherited the said entire property by way of intestate succession.

Shri. Chandrakant Madhav Joshi left for heavenly abode on 26-04-2022. He was unmarried. The aforesaid Mrs. Veena Anil Sadhu left for heavenly abode in the Year of 2011 (her son Piyush Anil Sadhu left for heavenly abode on 23-02-2014) leaving behind her only son Shri. Kaustubh Anil Sadhu, (the Owner No. 11-C named hereinabove) as his only legal heir, who inherited the share of Mrs. Veena Anil Sadhu in the said property by way of intestate succession.

(13) APARTMENT NO. A-11 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-10 covering a Built-up area of 60.54 Sq. Mtrs. (OR 651.65 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/H, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Suhas S/o Damodar Deshmukh, by a Sale Deed Dated 20-04-1987, which is duly



registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1 at Sr. No. 2360(P) on 15-06-1987. And accordingly a separate Deed of Apartment is also executed in his favour on 20-04-1987, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1 at Sr. No. 2400(P) on even date.

The aforesaid Shri. Suhas Damodar Deshmukh lateron in his turn transferred the aforesaid property by way of Sale to Shri. Madhav Shridhar Joshri, by a Sale Deed Dated 07-05-1997, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 711 on Pages 135 to 139 at Sr. No. 1329(P) on even date.

The aforesaid Shri. Madhav Shirdhar Joshi lateron transferred the aforesaid property by way of Sale to Shri. Ashok Vasant Paranjape and Mrs. Ashwini Ashok Paranjape, by a Sale Deed Dated 09-11-1998, which is duly Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2237 on Pages 47 to 54 at Sr. No. 8266(P) on even date.

The aforesaid Shri. Ashok Vasant Paranjape and Mrs. Ashwini Ashok Paranjape lateron in their turn transferred the aforesaid property by way of Sale to Miss. Aparna Dattatraya Deshmukh, by a Sale Deed Dated 17-08-2009, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4119 on even date.

The aforesaid Miss. Aparna Dattatraya Deshmukh left for heavenly abode on 17-06-2019 leaving behind her 2 brothers namely Shri. Prabhajan Dattatraya Deshmukh and Shri. Ravindra Dattatraya Deshmukh (the Owner Nos. 13-A and 13-B named hereinabove) as her only legal heirs, who inherited the said entire property by way of intestate succession.

(14) APARTMENT NO. A-12 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-12 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/I, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Raghupati Ramaih, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 612 on Pages 73 to 81 at Sr. No. 2309(P) on even date.

The aforesaid Shri. Raghupati Ramaih lateron In his turn transferred the aforesaid property by way of Sale to Shri. Yashwant Madhusudan Joshi, the Owner No. 14 named hereinabove, by a Sale Deed Dated 21-06-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 3372 on even date.



(15) APARTMENT NO. A-13 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-13 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/J, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Padmaja Arvind Deshmukh, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 130 to 139 at Sr. No. 3319 on 15-06-1987.

The aforesaid Smt. Padmaja Arvind Deshmukh lateron in his turn transferred the aforesaid property by way of Sale to Shri. Yashwant Madhusudan Joshi and Mrs. Medha Yashwant Joshi, the Owner No. 14-A & 14-B named hereinabove, by a Sale Deed Dated 21-08-2014, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 2837 on even date.

(16) APARTMENT NO. A-14 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-14 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/K, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Venkatarama Dharmarajan Iyer, the Owner No. 16 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 80 to 89 at Sr. No. 3314 on 15-06-1987.

(17) APARTMENT NO. A-15 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-15 covering a Built-up area of 69.675 Sq. Mtrs. (OR 749.98 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon



and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/L, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. R. Subramanian S/o N. K. Rajagopal, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 90 to 99 at Sr. No. 3315 on even date.

The aforesaid Shri. R. Subramanian S/o N. K. Rajagopal lateron in their turn transferred the aforesaid property by way of Sale to Shri. M.V. Shankaran and Mrs. Nalini Natrajan W/o M.V.S. Natrajan, by a Sale Deed Dated 16-08-2001, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 501 on even date.

The aforesaid Shri. M.V. Shankaran and Mrs. Nalini Natrajan W/o M.V.S. Natrajan lateron in their turn transferred the aforesaid property by way of Sale to Mrs. Prajkta Pravin Tumbde, the Owner No. 17 named hereinabove, by a Sale Deed Dated 14-08-2006, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4728 on 14-08-2006.

(18) APARTMENT NO. B-3 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1503 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-3 covering a Built-up area of 54.97 Sq. Mtrs. (OR 591.69 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/M, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Ajit Ramchandra Pande and Mrs. Archana Ajit Pande, by a Sale Deed Dated 15-06-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, at Sr. No. 3309 on even date.

The aforesaid Shri. Ajit Ramchandra Pande left for heavenly abode on 04-06-2013 leaving behind him, his Widow Smt. Archana Ajit Pande and only daughter Miss. Anagha Ajit Pande (the Owner Nos. 18-A and 18-B named hereinabove) as her only legal heirs, who inherited the said entire property by way of intestate succession.

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 "HEMANAND APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot Nos. 1 and 2 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records.

(viii) THAT, the aforesaid building has 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 Apartment Owners have unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL CUM COMMERCIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various Shops and self contained separate Apartments therein.

(ix) THAT, the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/S. DEV ASSOCIATES, the Developer hereinabovenamed was preferred by the Owners.

(x) THAT, accordingly by a Re-Development Agreement Dated 04-07-2022, they have entrusted the entire work of Development of the said property comprising to M/s. Dev Associates, A Proprietorship Firm, having its registered Office at Plot No. 53, Madhav 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. 6445 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xi) THAT, for completion of the said scheme, the said Apartment Owners have executed a General Power of Attorney in respect of the said property in favour of M/s. Dev Associates, A Proprietorship Firm, on 04-07-2022 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6446 on even date.

(xii) THAT, in pursuance of the said Agreement, the said M/s. Dev Associates has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot Nos. 1 & 2 and known and styled as "1 DEV HEIGHTS" and the same is sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. NMO-22-98465 Dated 30-01-2023.

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

- a. Agreement for Re-development Dated 04-07-2022.
- b. General Power of Attorney Dated 04-07-2022.
- c. Sanctioned Building Plan Dated 30-01-2023
- d. City Survey Property Card.
- e. Corporation Tax Receipt.

(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.igmaharashtra.gov.in by giving inputs of City Survey No. 2098/1 of MOUZA - KHAMLA 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. MH000141227202324E, dated 04-04-2023 i.e. for the

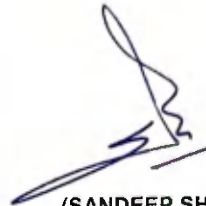


period of 1994 to 2005 and GRN No. MH000137621202324E, dated 04-04-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(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.

Date: 05-05-2023



(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



SERIAL	MH000137621202324E	BARCODE		Date	04/04/2023-13:07:11	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 DIST REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI				
Location	PUNE						
Fiscal Year	2023-2024 One Time	Flat/Block No.					
Account Head Details	Amount In Rs.	Premises/Building					
030072201 SEARCH FEE	450.00	Road/Street					
		Area/Locality					
		Town/City/District					
		PIN					
		Remarks (If Any)					
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023040412594		2801464386	
No. of Bank		Bank Date	RBI Date	04/04/2023-13:09:40		Not Verified with RBI	
Name of Branch		Bank/Branch	IDBI BANK				
		Scroll No. , Date	Not Verified with Scroll				

Document ID : 616128195

Mobile No. : _____

Mobile No. : 9850361454

चलान "ट्रिप ऑफ पॅमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्त्यांसाठी लागू नाही.

MH000137621202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Apr 2023	Receipt	Receipt no.: 1112865107
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Khamala S.No/CTS No/G.No. : 2098
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH000137621202324E		
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



MH000141227202324E		BARCODE		Date 04/04/2023-14:14:21		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Invoice Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		SANDEEP ANANT SHASTRI	
Location NAGPUR				Flat/Block No.			
2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0072201 SEARCH FEE			300.00	MOUZA KHAMLA			
				Area/Locality			
				NAGPUR			
				Town/City/District			
				PIN			
				4 4 0 0 2 5			
				Remarks (If Any)			
				SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 2098			
				Amount In Three Hundred Rupees Only			
				Words			
300.00							
Bank Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023040413334 2801480468	
Cheque/DD No.				Bank Date	RBI Date	04/04/2023-14:16:03 Not Verified with RBI	
Bank of Bank				Bank-Branch		IDBI BANK	
Branch of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Important ID :
:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.