

# SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2425-0181

## 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 "**LOTUS RESIDENCY**", to be erected on ALL THAT piece and parcel of land bearing **Plot No. 12 in Block "G"** containing by admeasurement **780.37** Sq. Mtrs. (OR 8,400 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, bearing Corporation House Nos. 218, City Survey Nos. 425, Sheet No. 33, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "**LOTUS RESIDENCY**").

I/We have investigated the title of the said land on the request of **VRINDAVAN CONSTRUCTIONS, NAGPUR**, an Association of Persons (AOP), having its Office at Yashodham Enclave, Prashant Nagar, Nagpur -15 (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. 12 in Block "G"** containing by admeasurement **780.37** Sq. Mtrs. (OR 8,400 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, bearing Corporation House Nos. 218, City Survey Nos. 425, Sheet No. 33, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.



02. The Document of Ownership of the said property.

- a. Agreement for Re-development Dated 07-09-2023.
- b. General Power of Attorney Dated 07-09-2023.
- c. Sanctioned Building Plan Dated 02-05-2024.
- d. City Survey Property Card.
- e. Corporation Tax Receipt.

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

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 **Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, and 15 others** is clear, marketable and without any encumbrances. The aforesaid **VRINDAVAN CONSTRUCTIONS, NAGPUR**, has acquired the right of development of the said property.

Owners of the land :

ALL THAT piece and parcel of land bearing <b>Plot No. 12 in Block "G"</b> containing by admeasurement <b>780.37</b> Sq. Mtrs. (OR 8,400 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza – AJNI, bearing Corporation House Nos. 218, City Survey Nos. 425, Sheet No. 33, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	Owners :- (1-a) Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, (1-b) Mr. Vijay Kumar Raju, S/o N. Rammurti Raju, (1-c) Mr. Ajay Kumar Raju, S/o N. Rammurti Raju, (2) Mr. Ajay Kumar Raju, S/o N. Rammurti Raju, (3) Mr. Arvind Devidasji Lohi, (4) Mr. Anil Rajpal Kedar, (5) Mr. Surender Kumar Bishen Singh, (6-a) Mr. Anil Manoharrao Girnale, (6-b) Mrs. Archana Anil Girnale, (7) Mrs. Saeer Ajay Ghare, (8) Mr. Suresh Gopal Patki, (9) Mr. Dipak Shankarrao Bansod, (10) Mr. Haribhau Isanji Rangari, (11) Mr. Pramod Wamanrao Joshi, (12) Mr. Bhushan Govind Sagdeo.  <b>Developer :- VRINDAVAN CONSTRUCTIONS, NAGPUR</b>
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Qualifying comments/ remarks if any

The Title of **Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, and 15 others** on the said plot of land is good, valid marketable, clear and salable. The aforesaid **VRINDAVAN CONSTRUCTIONS, NAGPUR** has acquired the right of development of the said property.

The report reflecting the flow of the title of **Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, and 15 others** and the right of development of **VRINDAVAN CONSTRUCTIONS, NAGPUR** on the said plot of land is enclosed herewith as Annexure.

Encl : Annexure  
Date: 09-05-2024



  
**(SANDEEP SHASTRI)**  
Advocate

# SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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

### **ANNEXURE** **FLOW OF THE TITLE OF THE SAID LAND.**

Property Card as on date of application for registration -

The names of **Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, and 15 others** are recorded in the property card in respect of the property comprising ALL THAT piece and parcel of land bearing **Plot No. 12 in Block "G"** containing by admeasurement 743.2 Sq. Mtrs. (OR 8000 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-2-3-4 of Mouza - AJNI, bearing Corporation House Nos. 218, City Survey Nos. 425, Sheet No. 33, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.

Mutation Entry -

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Entry Nos. 8534 dated 24-11-2009, 8867, 21619 dated 02-02-2023, 21618 dated 02-02-2023, 11905 dated 20-07-2013, 16441 dated 04-10-2017, 21598 dated 15-01-2023, 20060 dated 17-02-2022, 12161 dated 31-10-2013, 11871 dated 04-07-2013, 10664 dated 17-09-2012, 22223 dated 28-05-2023, the names of (1-a) Mr. Sanjay Kumar Raju S/o N. Rammurti Raju, (1-b) Mr. Vijay Kumar Raju, S/o N. Rammurti Raju, (1-c) Mr. Ajay Kumar Raju, S/o N. Rammurti Raju, (2) Mr. Ajay Kumar Raju, S/o N. Rammurti Raju, (3) Mr. Arvind Devidasji Lohi, (4) Mr. Anil Rajpal Kedar, (5) Mr. Surender Kumar Bishen Singh, (6-a) Mr. Anil Manoharrao Girnale, (6-b) Mrs. Archana Anil Girnale, (7) Mrs. Sae Ajay Ghare, (8) Mr. Suresh Gopal Patki, (9) Mr. Dipak Shankarrao Bansod, (10) Mr. Haribhau Isanji Rangari, (11) Mr. Pramod Wamanrao Joshi, (12) Mr. Bhushan Govind Sagdeo are recorded as Owners of the said property.

### **NARRATION OF FLOW OF TITLE :**

(i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 12 in Block 'G' out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, admeasuring North-Sough 100 Ft. and East-West 80 Ft. equal to 8000 Sq. Ft. (OR 743.2 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 218, City Survey No. 425 and Sheet No. 33 of Mouza - Ajni, situated at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Shri. Nandigram Ganga Raju, Karta of his H.U.F. having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur, A Society Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 19-04-1939, which is registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 16 on Pages 16 to 18 at Sr. No. 186 (P) on even date.



(ii) THAT, the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of MOUZA – AJNI, P.S.K. 9 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 26-06-1976 passed in Revenue Case No. 104/A-2/66-67.

(iii) THAT, the layout of the aforesaid society is duly sanctioned & approved by the Nagpur Improvement Trust under the Agreements Dated 13-4-1942 & 22-2-1952 made between the said Society & the Nagpur Improvement Trust.

(iv) THAT, said Shri. Nandigram Ganga Raju left for his heavenly abode on 02-01-1963 and consequent upon his demise the aforesaid property comprising Plot No. G-12 situated at Rani Laxmi Nagar, Nagpur was allotted to the exclusive share of his son namely Shri. N. Ramamurti Raju.

(v) THAT, the said Shri. Nandigram Ganga Raju left for his heavenly abode on 01-08-1979 and consequent upon his demise the aforesaid property devolved upon his widow Smt. N. Ashalata and three sons namely (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju and (iii) Shri. Ajay Kumar Raju by intestate succession being the only heirs of the deceased.

(vi) THAT, the title and the ownership of the said Smt. Ashalata Wd/o N. Ramamurti Raju and her three sons namely (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju and (iii) Shri. Ajay Kumar Raju over of the said property comprising Plot No. 12 in Block 'G' was later on confirmed by all the Members of H.U.F. by a Deed of Family Partition/Arrangement dated 13-09-1986.

(vii) THAT, the aforesaid Smt. Ashalata Wd/o N. Ramamurti Raju and her three sons namely (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju and (iii) Shri. Ajay Kumar Raju later on decided to develop the aforesaid Plot No. 12 in Block No. "G" into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein. Accordingly by an Agreement Dated 17-04-1988 they had jointly entrusted the entire work of Development of the said property to M/s. Shree Renuka Constructions, A Partnership Firm having its Office at 39, Narale Bhawan, W.H.C. Road, Near Law College Square, Nagpur upon the several terms and conditions contained therein. By the same Agreement they had further jointly agreed to execute various Apartments to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favor of each such individual buyer as may be nominated by M/s. Shree Renuka Constructions.

(viii) THAT, by the same agreement the said M/s Shri. Renuka Constructions had further specifically agreed to construct at its own cost 4 (Four) apartments on the Ground Floor of the building than proposed to be constructed on the said plot of land and to give grant & convey the same to the Apartment Owner for their exclusive use & occupation. The cost of Construction of the said apartments was agreed to be adjusted against the proportionate cost of the said plot of land to be paid by it to Smt. N. Ashalata Raju & 3 Sons namely 1) Shri Sanjay S/o N. Ramamurti



Raju 2) Shri Vijay S/o N. Rammurti Raju & 3) Shri Ajay S/o N. Rammurti Raju.

(ix) THAT, the said M/s. Shree Renuka Constructions accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 12 in Block No. "G" and known and styled as "HARSHADA APARTMENTS" and the same is sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/335/17183 Dated 13-10-1988.

(x) THAT, on completion of the said Multistoreyed Building in all respects, the aforesaid the then Owners namely (i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju, (iii) Shri. Vijay Kumar Raju and (vi) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Constructions transferred/sold the Undivided Proportionate shares and interests in the said Plot No. 12 in Block No. "G" Togetherwith the entire R.C.C. Superstructures comprising various Apartments out of the building standing thereon and known and styled as "HARSHADA APARTMENTS" to 12 individual prospective buyers/purchasers by 12 separate registered Deeds of Apartment/Sale Deeds.

(xi) THAT, the aforesaid entire property comprising of Plot No. G-12 Together with the existing Multistoried Building standing thereon known and styled as "HARSHADA APARTMENTS" is submitted to the provisions of the Maharashtra Apartment Ownership act, 1970 by executing a Deed of Declaration on 28-04-1992, which is registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 51 on Pages 242 to 282 at Sr. No.1404 (P) on 28-04-1992.

(xii) THAT, the Apartment Owners are the only existing Apartment Owners of the said Buildings known as "HARSHADA APARTMENTS" and each of them have severally acquired their respective Apartments in the following manner :

**"HARSHADA APARTMENTS"**

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

The aforesaid Owners (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju, (iii) Shri Ajay Kumar Raju and (iv) Smt. Ashalata Wd/o N. Ramamurti Raju retained the Apartment No. 01 covering a Built-up area of 61.975 Sq. Mtrs. on the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12. Pursuant to mutual arrangement, said Apartment was possessed by Shri. Vijay Kumar Raju, who in turn sold the flat to Smt. N. Ashalata Raju , Shri Sanjay Kumar Raju & Shri Ajay Kumar Raju by a Sale Deed Dated 21/10/2003, which is registered in the office of the Sub-Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 1 at Sr. No. 1595 on 21/10/2003.

During her life time the aforesaid Smt. N. Ashalata Raju executed her LAST WILL AND TESTAMENT on 15/06/2012 and thereby she bequeathed her share in the aforesaid property to her Son Shri. Vijay Kumar Raju





absolutely forever with heritable and transferable rights therein.

The said Smt. Smt. N. Ashalata Raju left for heavenly abode on 10/02/2017 and consequent upon her demise, her Sons **Shri. Sanjay Kumar Raju, Shri. Vijay Kumar Raju, & Shri Ajay Kumar Raju**, became an exclusive, absolute and full Owner of the Apartment No. 01 covering a Built-up area of 61.975 Sq. Mtrs. the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12 with heritable and transferable rights therein in terms of the aforesaid LAST WILL and TESTAMENT dated 15/06/2012.

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

The said (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju, (iii) Shri Ajay Kumar Raju and (iv) Smt. Ashalata Wd/o N. Ramamurti Raju executed a Deed of Apartment Dated 21-10-2003 relating to the Apartment No. 02 covering a Built-up area of 61.975 Sq. Mtrs. the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12 in favour of **Shri Ajay Kumar Raju S/o N. Ramamurti Raju** on, which is registered in the office of the Sub- Registrar, Nagpur-3 in Book No. 1at Sr. No. 1596 on even date.

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

The said (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju, (iii) Shri Ajay Kumar Raju and (iv) Smt. Ashalata Wd/o N. Ramamurti Rajuexecuted a Deed of Apartment Dated 30-07-1997 relating to the Apartment No. 03 on the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12, in favour of Smt. AshalataWd/o N. Ramamurti Raju, which is registered in the office of the Sub- Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1882 on Pages 75 to 81 at Sr. No. 6067(P) on even date.

The aforesaid Smt. AshalataWd/o N. Ramamurti Raju lateron transferred the Apartment No. 03 covering a Built-up area of 61.957 Sq. Mtrs. on the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12 by way of Sale to Shri Arvind Devidas Lohi, by a Sale Deed Dated 19-12-1997, which is Registered at the Office of the which is registered in the office of the Joint Sub- Registrar, Nagpur - 11 in Addl. Book No. 1, Volume No. 1974, on Pages 51 to 56 at Sr. No. 9323(P) on even date.

**(4) APARTMENT NO. 4 ON GROUND FLOOR :**

The said (i) Shri. Sanjay Kumar Raju, (ii) Shri. Vijay Kumar Raju, (iii) Shri Ajay Kumar Raju and (iv) Smt. AshalataWd/o N. Ramamurti Raju executed a Deed of Apartment Dated 30-07-1997 relating to the Apartment No. 04 on the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12 in favour of Shri. Sanjay Kumar Raju, which is registered in the office of the Sub- Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1882 on



Pages 82 to 88 at Sr. No. 6068(P) on even date.

The aforesaid Shri. Sanjay Kumar Raju lateron transferred the Apartment No. 04 covering a Built-up area of 61.957 Sq. Mtrs. on the GROUND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% share and interest in Plot No. G-12 by way of Sale to Shri Anil Rajpal Kedar, by a Sale Deed Dated 23-10-1997, which is Registered at the Office of the which is registered in the office of the Joint Sub-Registrar, Nagpur -11 in Addl. Book No. 1, Volume No. 1937, on Pages 18 to 25 at Sr. No. 7950(P) on even date.

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

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay KumarRaju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992 relating to the Apartment No. 05 covering a Built-up area of 61.957 Sq. Mtrs. on the FIRST FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Satish Dinkarrao Shrikhande, which is registered in the office of the Sub- Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 37 to 48 at Sr. No. 1409(P) on even date

The aforesaid Shri. Satish Dinkarrao Shrikhande lateron transferred the aforesaid property by way of Sale to Shri Vishva Bandu Om Prakash Gupta, by a Sale Deed Dated 30-04-1997, which is Registered at the Office of the which is registered in the office of the Sub- Registrar, Nagpur -11 in Addl. Book No. 1, Volume No. 1780, on Pages 07 to 09 at Sr. No. 2956(P) on 03-05-1997.

The aforesaid Shri VishvaBandu Om Prakash Gupta lateron transferred the aforesaid property by way of Sale to Shri Surendra Kumar Maj Bishen Singh, by a Sale Deed Dated 14-11-2000, which is Registered at the Office of the Sub- Registrar, Nagpur -3 in Addl. Book No. 1, Volume No. 731, on Pages 174 to 180 at Sr. No. 1644 (P) on even date.

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

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 06 covering a Built-up area of 61.957 Sq. Mtrs. on the FIRST FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Dinesh Dinkarrao Shrikhande, which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 1 to 12 at Sr. No. 1406(P) on even date

The aforesaid Shri. Dinesh Dinkarrao Shrikhande lateron transferred the aforesaid property by way of Sale to Shri Milind Sharadchandra Digrajkar, by a Sale Deed Dated 30-07-1999, which is Registered at the Office of



theSub- Registrar, Nagpur in Addl. Book No. 1 Volume No. 628at Sr. No. 1066(P)on even date.

The aforesaid Shri Milind Sharadchandra Digrajkar lateron transferred the aforesaid property by way of Sale to Smt. Madhuri Diwakar Joshi, by a Sale Deed Dated 29-12-2012, which is Registered at the Office of the Joint Sub-Registrar, Nagpur -4 in Book No. 1, at Sr. No. 6755 on even date.

The aforesaid Smt. MadhuriDiwakar Joshi, lateron transferred the aforesaid property by way of Sale to Mr. Anil Manoharrao Girnale and Smt. Archana Anil Girnale, by a Sale Deed Dated 18-08-2017, which is Registered at the Office of the Joint Sub- Registrar, Nagpur -4 in Book No. 1, at Sr. No. 4530 on 23-08-2017.

**(7) APARTMENT NO. 7 ON FIRST FLOOR :**

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 07 covering a Built-up area of 61.957 Sq. Mtrs. on the FIRST FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Ramesh Mahadeorao Bhamkar, which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 73 to 84 at Sr. No. 1412(P) on even date.

The aforesaid Shri. Ramesh Mahadeorao Bhamkar lateron transferred the aforesaid property by way of Sale to Mrs. Saeer Ajay Ghare, by a Sale Deed Dated 07-04-2011, which is Registered at the Office of the Sub- Registrar, Nagpur - 03 in Book No. 1 at Sr. No. 2122on even date.

**(8) APARTMENT NO. 8 ON FIRST FLOOR :**

(i) Smt. AshalataWd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 08 covering a Built-up area of 61.957 Sq. Mtrs. on the FIRST FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Suresh Gopalrao Patki which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 49 to 60 at Sr. No. 1410(P) on even date.

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

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 09 covering a Built-up area of 61.957 Sq. Mtrs. on the SECOND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Dipak Shankarrao Bansod which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1,





Volume No. 52 on Pages 61 to 72 at Sr. No. 1411(P) on even date.

**(10) APARTMENT NO. 10 ON SECOND FLOOR :**

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 10 covering a Built-up area of 61.957 Sq. Mtrs. on the SECOND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Haridas Isanji Rangari which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 13 to 24 at Sr. No. 1407(P) on even date.

**(11) APARTMENT NO. 11 ON SECOND FLOOR :**

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 11 covering a Built-up area of 61.957 Sq. Mtrs. on the SECOND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Pramod Wamanrao Joshi which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 25 to 36 at Sr. No. 1408 (P) on even date.

**(12) APARTMENT NO. 12 ON SECOND FLOOR :**

(i) Smt. Ashalata Wd/o N. Ramamurti Raju, (ii) Shri. Sanjay Kumar Raju (iii) Shri. Vijay Kumar Raju, (iv) Shri Ajay Kumar Raju alongwith M/s. Shree Renuka Construction executed a Sale Deed Dated 28-04-1992, relating to the Apartment No. 12 covering a Built-up area of 61.957 Sq. Mtrs. on the SECOND FLOOR of a Building known and styled as "HARSHADA APARTMENTS" Alongwith Undivided 8.33% or 1/12<sup>th</sup> share and interest in Plot No. G-12 in favour of Shri. Sanjay Dattatraya Changde which is registered in the office of the Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 52 on Pages 283 to 294 at Sr. No. 1405(P) on even date.

The aforesaid Shri. Sanjay Dattatraya Changde lateron transferred the aforesaid property by way of Sale to Shri Bhushan Govindrao Sagdeo and Shri Milind Sharadchandra Digrajkar, by a Sale Deed Dated 31-12-2009, which is Registered at the Office of the Joint Sub- Registrar, Nagpur - 01 in Book No. 1 at Sr. No. 6366on even date.

The aforesaid Shri Milind Sharadchandra Digrajkar lateron transferred his 50% share in the aforesaid property by way of Gift to Shri Bhushan Govindrao Sagdeo, by a Gift Deed Dated 04-05-2023, which is Registered at the Office of the which is registered in the office of the Joint Sub- Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4033on even date.

(xiii) THAT, the aforesaid building have now become old and requires heavy repairs and maintenance and also in order to resolve Parking



Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Vendors hereinabove named have now unanimously decided to demolish the said existing old Multistoried Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoried Building thereon consisting of various self-contained separate Apartments therein.

(xiv) THAT, the Owners above named have received offers from various Developers and out of which the final Offer dated 04-04-2023 submitted by **VRINDAVAN CONSTRUCTIONS, NAGPUR** was preferred by the Vendors.

(xv) THAT, the Owners being thus desirous of redevelopment of the said property and the said **VRINDAVAN CONSTRUCTIONS, NAGPUR**, having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Apartment Owner after detailed negotiations have unanimously decided to entrust the entire work of Redevelopment of the said property to the said **VRINDAVAN CONSTRUCTIONS, NAGPUR** mutually agreed terms and conditions.

(xvi) THAT, with the meditation of the said **VRINDAVAN CONSTRUCTIONS, NAGPUR**, the aforesaid Owners have requested The Scientific Co-Operative Housing Society Limited, Nagpur for transfer/sale of the Conservancy Lane and the said Society by a Sale Deed dated 16/06/2023 transferred/sold ALL THAT Piece and Parcel of Conservancy lane admeasuring East-West 80 Ft. and North-South 05 Ft. equal to 400 Sq. Ft. (OR 37.16 Sq. Mtrs.) lying on the Rear Portion (NORTH Side) of **Plot No. 12 in Block "G"** to the aforesaid Owners and the said Sale Deed is registered in the office of the Joint Sub- Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5423-2023 on even date. Thus the area of the said Plot No. 12 in Block "G" is 780.36 Sq. Mtrs. (OR 8,400 Sq. Ft.).

(xvii) THAT, the Owners later on decided to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly by an Agreement of Re-Development Dated 07-09-2023, they have entrusted the entire work of Development of the said property **VRINDAVAN CONSTRUCTIONS, NAGPUR**, upon several terms and conditions contained therein. The said Agreement of Re-Development is registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7992-2023 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xviii) THAT, for completion of the said Scheme the Owners have executed a General Power of Attorney regarding their aforesaid property on 07-09-2023 and thereby they appointed, authorized and empowered **VRINDAVAN CONSTRUCTIONS, NAGPUR** and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 7993-2023 on even date.

(xix) THAT, in pursuance of the aforesaid Agreement Dated 07-09-2023, the said **VRINDAVAN CONSTRUCTIONS, NAGPUR**, has accordingly prepared the Plan of the Multistoreyed Building to be constructed on the said land and to be known and styled as "**LOTUS RESIDENCY**" and the



same is sanctioned by the and the same is sanctioned and approved by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/ B/ 2024/ APL/ 02496 Dated 02-05-2024.

(xx) 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 07-09-2023.
- b. General Power of Attorney Dated 07-09-2023.
- c. Sanctioned Building Plan Dated 02-05-2024.
- d. City Survey Property Card.
- e. Corporation Tax Receipt.

(xxi) 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.

(xxii) THAT, we have taken online Search in respect of the aforesaid property from the web portal [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) by giving inputs of City Survey Nos. 425 of MOUZA - AJNI 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. MH001767027202425E, dated 08-05-2024 i.e. for the period of 1995 to 2006 and GRN No. MH001763196202425E, dated 08-05-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xxiii) 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: 08-05-2024**




A handwritten signature in black ink, consisting of a stylized 'S' followed by a vertical line and a small flourish.

**(SANDEEP SHASTRI)  
ADVOCATE**



CHALLAN  
MTR Form Number-6



GRN		MH001763196202425E		BARCODE				Date		08/05/2024-17:36:04		Form ID																	
Department						Inspector General Of Registration						Payer Details																	
Type of Payment						Search Fee						TAX ID / TAN (If Any)																	
						Other Items						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						<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>											
												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.		69103332024050819438				2868086866									
Cheque/DD No.												Bank Date		RBI Date		08/05/2024-17:44:12				Not Verified with RBI									
Name of Bank												Bank-Branch				IDBI BANK													
Name of Branch												Scroll No. , Date				Not Verified with Scroll													

Department ID : 280657745

Mobile No. : 9850361454

Department ID : 280657745  
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.



MH001763196202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 May 2024	Receipt	Receipt no.: 1113435386
	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. : 425
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001763196202425E		
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	MH001767027202425E	BARCODE			Date	08/05/2024-18:21:37		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 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				300.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					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.	69103332024050820158		2868096010	
Cheque/DD No.					Bank Date	RBI Date	08/05/2024-18:23:29		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 669745893

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

Mobile No. : 9850361454

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठी लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

