

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2425-4156

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 a Multistoreyed Building consisting of various Residential Apartments known as "**VRINDAVAN ESTATE PREMIUM**", to be erected on ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1, containing by admeasuring 18752.860 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 169/1/B, 169/3 AND 169/4 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter referred as the said Project "**VRINDAVAN ESTATE PREMIUM**".

1} I/We have investigated the title of the said land on the request of **BVN CONSTRO VENTURES LLP**, having LLP Identification No. ACA-7797 (PAN ABBFB1120A), a Limited Liability Partnership Firm, having its Registered Office at F. No MI 1102, Yashodhan Enclave, Prashant Nagar, Jog Layout, Ajani, Nagpur – 440015, (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. 1, containing by admeasuring 18752.860 Sq. Mtrs., being a portion of Non-Agricultural land bearing Survey / Khasra / Gut No. 169/1/B, 169/3 AND 169/4 of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

02. The Documents for Ownership of Khasra / Gut No. 168/2.

- (i) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (ii) Copy of Sale Deed for Kh. Nos. 168/1 & 168/2, dated 21-05-2005.
- (iii) Copy of Sale Deed for Kh. No. 168/2, dated 15-11-2008.
- (iv) Copy of Sale deed for Kh. Nos. 169/1, 169/2, 169/3 & 169/4 on 2005.
- (v) Copy of Agreement of Development dated 21-05-2005.
- (vi) Copy of General Power of Attorney dated 21-05-2005.
- (vii) Copy of Cancelation Deeds dated 08-05-2008 & 30-04-2008.
- (viii) Copy of Sale deed for Kh. No. 169/1 dated 17-11-2008.
- (ix) Copy of Sale Deed for Kh. No. 169/1/B.
- (x) Copy of Sale Deed for Kh. No. 169/3 dated 15-11-2008.
- (xi) Copy of Sale Deed for Kh. No. 169/4 dated 15-11-2008.
- (xii) Copy of Sale Deed for Kh. Nos. 168/2, 169/1/B, 169/3 & 169/4, dated 03-05-2023.
- (xiii) Copy of Sanctioned Building Plan Dated 03-03-2025.

03. Search report for 30 years from 1996 till 2025.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1, containing by admeasuring 18752.860 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No.	BVN CONSTRO VENTURES LLP, having Designated Partners (1) SHRI. PARAG ANANTRAO SARAF, (2) SHRI. BHARAT SWAROOPCHAND CHAWARE, (3) SHRI. AKASH
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169/1/B, 169/3 AND 169/4 of MOUZA - PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR.	VITTHALRAO BHEDE, (4) SHRI. KAMLESH SAMPATRAO BHEDE, (5) SHRI. SANKET SUNIL BHEDE, AND (6) SHRI. ROHAN RAMESH BHEDE.
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **BVN CONSTRO VENTURES LLP**, represented by its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE**, on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of said **BVN CONSTRO VENTURES LLP** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 07-03-2025



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

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

The name of **BVN CONSTRO VENTURES LLP**, acting through its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut Nos. 169/1/B, 169/3 and 169/4, reveal that the Mutation/ Ferfar No. 3972, dated 05-06-2023, the name of **BVN CONSTRO VENTURES LLP**, its Designated Partners **(1) SHRI. PARAG S/o ANANTRAO SARAF, (2) SHRI. BHARAT S/o SWAROOPCHAND CHAWARE, (3) SHRI. AKASH S/o VITTHALRAO BHEDE, (4) SHRI. KAMLESH S/o SAMPATRAO BHEDE, (5) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, AND (6) SHRI. ROHAN S/o RAMESH BHEDE** is recorded as Owner of the said property.

3} Search report for 30 years from 1996 to 2025 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/1 and 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21 Hectares respectively thus totaling 2.43 Hectares, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of



Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende, being their separate property.

(ii) THAT, the aforesaid Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende have transferred/sol ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/1 and 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21 Hectares respectively thus totaling 2.43 Hectares, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nilkanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari, by a Sale Deed Dated 21-05-2005, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3528 on even date.

(iii) THAT, the aforesaid Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nilkanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari lateron in their turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares being the Eastern Portion of Khasra No. 168 or 168/1 & 168/2, now bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Kamlesh Sampatrao Bhede, by a Sale Deed Dated 15-11-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7517 on 17-11-2008. As a result therefore Shri. Kamlesh Sampatrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 168/2 of Mouza – Pipla with heritable and transferable rights therein and



the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 372 dated 22-07-2002.

(iv) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 169/1, 169/2, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 6.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vitthal Ganapatrao Bhede and Shri. Ramesh Ganapatrao Bhede, as a recorded Co-owners thereof being their separate property.

(v) THAT, Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vitthal Ganapatrao Bhede and Shri. Ramesh Ganapatrao Bhede later on transferred/sold the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 169/1, 169/2, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 6.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande, by a Sale Deed, which is duly registered at the Office of the Sub Registrar, Nagpur-10 in Book No. 1 at Serial No. 3529/2005 on even date and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 609 Dated 06-07-2005.

(vi) THAT, accordingly by an Agreement of Development dated 21-05-2005 the aforesaid Shri. Rambhau Natthuji Kuthe and others have agreed to develop the aforesaid property through the said M/s. Ram



Developers and Contractors upon the several terms and conditions. By the aforesaid Agreement the said Shri. Rambhau Natthuji Kuthe and others has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said M/s. Ram Developers and Contractors or the nominee(s) appointed by them. The said Agreement of Development is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3796 on 04-06-2005.

(vii) THAT, the aforesaid Shri. Rambhau Natthuji Kuthe and others have executed a General Power of Attorney in favour of Shri. Vitthal Ganpatrao Bhede and Shri. Abhijit Bapurao Dudhane, Partners of M/s. Ram Developers and Contractors, on 21-05-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 4 at Sr. No. 3797 on 04-06-2005.

(viii) THAT, the aforesaid M/s. Ram Developers and Contractors has dropped the idea of developing the said property and the said Land Owners Shri. Rambhau Natthuji Kuthe and others and M/s. Ram Developers and Contractors mutually cancelled the Development Agreement and the Power of Attorney and the Cancellation Deed of the said documents are Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. Nos. 2449 and 2544 on 08-05-2008 and 30-04-2008 respectively.

(ix) THAT, the aforesaid Shri. Rambhau Natthuji Kuthe and 10 others lateron executed a General Power of Attorney relating to the said property in favour of Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede, on 08-05-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 on Book No. 4 at Sr. No. 2545 on even date.

(x) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 2.04 Hectares being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/1 of MOUZA – PIPLA, P.S.K. 38, Rental



Rs. 6.25 Yearly, held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Sunil Sampatrao Bhede, by a Sale Deed Dated 17-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7513 on even date.

(xi) THAT, the aforesaid Shri. Sunil Sampatrao Bhede left of heavenly abode on 24-12-2018 leaving behind him, his widow Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede, as his only legal heirs of the deceased. As a result therefore Smt. Archana Sunil Bhede, Shri. Sanket Sunil Bhede & Shri. Shantanu Sunil Bhede have now become the Joint/Co-owners of the aforesaid property comprising Khasra / Gut No. 169/1, of MOUZA – PIPLA with heritable and transferable rights therein and the same is also accordingly mutated in their name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xii) THAT, the aforesaid Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede lateron transferred the NORTHERN PORTION of the said Kh. No. 169/1 admeasuring 0.81 Hectares by way of Sale to Pooja Infrastructure. Thus the said Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede remained the Joint Owners of the SOUTHERN PORTION of said Kh. No. 169/1 admeasuring 1.22 Hectares, which is now renumbered as Kh. No. 169/1/B.

(xiii) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares being the Eastern Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/3 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 780 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water



Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Akash Vitthalrao Bhede, the Owner No. 3 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7515 on 17-11-2018. As a result therefore the Shri. Akash Vitthalrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/3 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xiv) THAT, the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subbhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprasad Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares, being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/4 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 781 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Rohan Ramesh Bhede, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7514 on 17-11-2008. As a result therefore Shri. Rohan Ramesh Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/4 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003.

(xv) THAT, the aforesaid (i) Shri. Kamlesh Sampatrao Bhede, (ii) Smt. Archana Sunil Bhede, (iii) Shri. Sanket Sunil Bhede, (iv) Shri. Shantanu Sunil Bhede, (v) Shri. Akash Vitthalrao Bhede & (vi) Shri. Rohan Ramesh Bhede lateron transferred/sold the aforesaid property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing



Survey / Khasra / Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm, by a Sale Deed Dated 03-05-2023, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4250 on 04-05-2023. As a result therefore the **BVN CONSTRO VENTURES LLP** has now become an exclusive, absolute and full Owner of the aforesaid property comprising Khasra/Survey/Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records vide Ferfar No. 3972 on 05-06-2023.

(xvi) THAT, the aforesaid **BVN CONSTRO VENTURES LLP** lateron prepared a layout of the said entire land bearing Kh. Nos. 169/1/B, 169/3 and 169/4 by carving out 2 separate Plots bearing Plot Nos. 1 and 2 therein and the same is duly sanctioned and approved by Administrator, Nagar Panchayat Besa-Pipla, Nagpur. As per the said Development Plan the area of Plot No. 1 (One) is shown and declared as 18752.860 Sq. Mtrs. and area of Plot No. 2 (Two) is shown and declared as 1425.749 Sq. Mtrs.

(xvii) THAT, the aforesaid **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm, lateron decided to decide to develop the said Plot No. 1 (ONE) containing by admeasurement 18752.860 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 169/1/B, 169/3 and 169/4 of Mouza - Pipla, situated at Village – Pipla in Tahsil Nagpur (Rural) and District – NAGPUR into a Residential Estate by constructing various Residential Apartments therein.

(xviii) THAT, accordingly the aforesaid **BVN CONSTRO VENTURES LLP**, a Limited Liability Partnership Firm has prepared the Plan of the Multistoreyed Building consisting of various Residential Apartments proposed to be constructed on the said land and to be known and styled as "**VRINDAVAN ESTATE PREMIUM**" and the same is finally sanctioned and approved by the Chief Officer, Besa-Pipla,



Nagarpanchayat Nagpur, vide its Building Permit No. BPNM/B/2025/APL/00411 Dated 03-03-2025.

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

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Copy of Sale Deed for Kh. Nos. 168/1 & 168/2, dated 21-05-2005 executed by Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhede in favour of Shri. Akash Vitthalrao Bhede and 6 others, registered at SRO-10 at Sr. No. 3528.
- (c) Copy of Sale Deed for Kh. No. 168/2, dated 15-11-2008 executed by Shri. Akash Vitthalrao Bhede and 6 others in favour of Shri. Kamlesh Sampatrao Bhede, registered at SRO-7 at Sr. No. 7517.
- (d) Copy of Sale deed for Kh. Nos. 169/1, 169/2, 169/3 & 169/4 on 2005 executed by Shri. Sunil Sampatrao Bhede and 3 others in favour of Shri. Rambhau Natthuji Kuthe and 10 others, registered at SRO-10 at Sr. No. 609.
- (e) Copy of Agreement of Development dated 21-05-2005 executed by Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-10 at Sr. No. 3796.
- (f) Copy of General Power of Attorney dated 21-05-2005 executed by Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-10 at Sr. No. 3707.
- (g) Copy of Cancellation Deeds dated 08-05-2008 & 30-04-2008 Shri. Rambhau Natthuji Kuthe and others in favour of M/s. Ram Developers and Contractors, registered at SRO-4 at Sr. Nos. 2549 and 2544.
- (h) Copy of Sale deed for Kh. No. 169/1 dated 17-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Sunil Sampatrao Bhede, registered at SRO-7.
- (i) Copy of Sale Deed for Kh. No. 169/1/B executed by Smt. Archana Sunil Bhede and 2 others in favour of Pooja Infrastructure.
- (j) Copy of Sale Deed for Kh. No. 169/3 dated 15-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Akash Vitthalrao Bhede, registered at SRO-7 at Sr. No. 7515.



(k) Copy of Sale Deed for Kh. No. 169/4 dated 15-11-2008 executed by Shri. Rambhau Natthuji Kuthe and others in favour of Shri. Rohan Ramesh Bhede, registered at SRO-7 at Sr. No. 7514.

(l) Copy of Sale Deed for Kh. Nos. 168/2, 169/1/B, 169/3 & 169/4, dated 03-05-2023 executed by Shri. Kamlesh Sampatrao Bhede in favour of BVN Constro Ventures LLP, registered at SRO-7 at Sr. No. 4250.

(m) Copy of Sanctioned Plan Dated 03-03-2025.

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

(xxi) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra Nos. 169 of MOUZA – PIPLA for the period of 30 (Thirty) Years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH0172250580202425E, dated 05-03-2025 i.e. for the period of 1996 to 2007 and GRN No. MH017246889202425E, dated 05-03-2025 i.e. for the period of 2008 to 2025. The receipts of the same is enclosed herewith.

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

4} Any other relevant Title: - NIL.

5} Litigations if any: - NIL.

Date: 07-03-2025




(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH017246889202425E	BARCODE	01 1100 0 11 10000000 10 00000000 00000000 11 01 10 000		Date	05/03/2025-16:27:11		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.		69103332025030517938		2918178950		
Cheque/DD No.					Bank Date		RBI Date		05/03/2025-16:27:55		Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID : 502893550
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9850361454



