

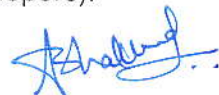
Date : 30.07.2017

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

As per the instruction, I am giving Title Certificate of property owned by Jinen Developers as under :-

- 1) That, Rajesh S/o Someshchandra Varma was the owner and possessor of 0 H 37 R land out of land survey No. 53/B of village Asadullabad, Tq. & Dist. Nanded.
- 2) That, Rajesh S/o Someshchandra Varma sold the said land to Sow. Bela W/o. Kishorkumar Varma vide registered sale deed No.5546 dated 27.07.1990.
- 3) That, thereafter, Sow. Bela W/o Kishorkumar Varma obtained Guntewari Certificate No. 002128 dated 01.12.2010 from the office of NWCMC, Nanded.
- 4) That, thereafter, Sow. Bela W/o Kishorkumar Varma sold 1487 sq. meter land to Jinen Developers through its partner Ketan S/o Kulinkant Nagda and Others vide registered sale deed No. 7521 dated 07.08.2010.
- 5) That, thereafter, Sow. Bela W/o Kishorkumar Varma sold 1975.20 sq. meter land to Jinen Developers through its partner Ketan S/o Kulinkant Nagda and Others vide registered sale deed No. 8610 dated 31.12.2010.
- 6) That, Jinen Developers has decided to make construction over the said land in the name & style Sai Heights and obtained construction permission no. 157 dated 13.05.2011 and construction permission No. 385 dated 25.07.2014 from the office of N.W.C.M.C., Nanded.
- 7) That, Jinen Developers has executed deed of declaration bearing registration No. 8729 dated 06.12.2012.
- 8) That, Jinen Developers has thereafter executed correction deed in deed of declaration bearing registration No. 7681 dated 08.11.2013, 7423 dated 25.11.2014, 7602 dated 24.11.2015 and 3679 dated 15.06.2017.
- 9) That, Ketan S/o Kulinkant Nagda (partner of Jinen Developers) has executed power of attorney bearing No. 1086 dated 14.02.2014 in favour of Kailash S/o Satyanarayan Bang (partner of Jinen Developers).





10) That, name of Jinen Developers is mutated in P.R.Card No. 18633 and is also mutated in the records of NWCMC, Nanded and accordingly NWCMC, Nanded has issued municipal No. 1-17-900 to the said property.

11) That, after going through the entire record, I am of the clear opinion that the above property is free from all encumbrances and Jinen Developers is owner and possessor of the property mentioned in schedule below and he has clear marketable title over the property as described in the schedule below.

Schedule of Property

All pieces and parcel of property bearing Mun. No. 1-17-900 Survey No. 53 of village Asadullabad, Nanded, bearing PR Card No. 18633 (new) 8341(old) situated at Srinagar, Nanded, within the limits of NWCMC, Nanded., totally admeasuring 3464 sq. mtrs. and is surrounded as under :-

East : Property of Nilekar
West : Internal Road
North : Road
South : Police Colony




Aniket P. Bhakkad
Advocate, Nanded