

ASHISH MEHADIA

Advocate

Near Old Police Chowki, Sadar, Nagpur - 440 001

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Dt.19.04.2014

(TO WHOMSOEVER IT MAY CONCERN)

TITLE CERTIFICATE

Present Owner : Sandcep Dwellers Pvt. Ltd.

Property : All that piece and parcel of Non-Agricultural land admeasuring 1H 21R having Field Survey No.53/2, 54, 58 & 59/3, City Survey No.295, Sheet No.72 of Mouza Dhabha, Nagpur.

Findings : That the property was originally owned and possessed by Smt. Parvatibai, Shri Pandurang, Shri Shreeram and Shri Vasant all legal heirs of Late Shri Domaji Deoghade as per the records of Jama Bandhi of 1954 - 55 and Adhikar Abhilekh Panji prepared u/s 115 of M.P.Land Revenue Coder, 1954.

That, Smt. Parvatibai, Shri Pandurang, Shri Shreeram and Shri Vasant sold the property to Shri Tulsiram Jagannath Shedame by registered Sale Deed Dt.16.12.1971 registered with Joint Sub-Registrar, Nagpur - 1 registered in Book No.1 at Sr.No.4942 Dt.16.12.1971.

That after the death of Shri Tulsiram Shedame, names of his legal heirs sons namely Shri Baban, shri Premnath alias Premdas, Shri Ashok and married daughters namely Smt. Kalavati Dashrath Satpute, Smt. Viashali Rajendra Pote, Smt. Nirmala Shrikant Jivtode and his widow namely Smt. Sundarabai Tulsiram Shedame were brought on records as they all have inherited the property by way of intestate succession.

That the aforesaid legal heirs a Nagpur and Shri Sadashiv Malghade thereafter sold the property to the present owner vide registered Sale Deed Dt.19.6.2013 registered with Sub-Registrar - 6 at Book No.1 at Sr.No.3652 Dt.19.6.2013.

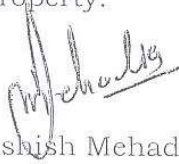
That the present owner got the land converted from agricultural use to non-agricultural use in terms of Order Dt.17.1.2014 in Rev.Case No.47/N.A.P.-34/2013 - 2014.

That, Nagpur Improvement Trust has sanctioned Group Housing Scheme on the said property on 21.2.2014.

That, I have search for last thirteen years in the office of the Sub-Registrar, Nagpur and have not come across any

adverse entry whereby affecting the title of the present owner over the aforesaid property.

I, am therefore of the opinion that the present owner is having clear and marketable title in respect of the aforesaid property.

A handwritten signature in black ink, appearing to read 'Ashish Mehadia', written over a horizontal line.

Ashish Mehadia
Adv.

(वि. वि., नमुना क्र. १) (वि. नि., नमुना क्र. १ पैदा)

[अहस्तांतरणीय]
(NOT TRANSFERABLE)

मालिका-स

शासनास केलेल्या प्रदानाची पावती 23

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place

दिनांक/Date

Received from

₹./Rs.

on account of

रोखपाल किंवा लेखपाल.
Cashier or Accountant.

सही व पदनाम.
Signature and Designation.
सह मुख्य निजबन्दी, वर्ग-३

श्रीगुरु शिरः ॥ १ ॥