SACHIN BHASKAR WALEKAR
SONALI SACHIN WALEKAR

Advocates

Cell No. 9822739787
Mail ID walekar.sachin@gmail.com

[R] 405, "Vinayak Prabha' Apptt., Upaddhay Road, Mahal, Nagpur-440 002

TO WHOMSOEVER IT MAY CONCERN

DETAILED REPORT ON TITLE

THE SCHEDULE OF PROPERTY OWNED BY VENDORS

All that piece and parcel of Plot No. 10 in Block No. G admeasuring about 739.90 Sq. Mtrs. (7,964.28 Sq. Feets (and As per Sale deed 8,000.00 Sq. Fts) situated at in the layout of Scientific Co-operative Housing Society Ltd Nagpur bearing Corporation House No. 216 Ward No. 75, Mouza Ajani City Survey No. 427, Sheet No. 33, together with conservancy lane admeasuring about 400.00 Sq,. Fts (37.16 Sq. Mtrs) situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Tahsil and District Nagpur and entire plot is commonly bounded as under :-

On the East	-	Plot No. 9/G
On the West	-	Plot No. 11/G
On the North	-	Plot No. 5/G
On the South	-	Road

PRESENT OWNER

All that piece and parcel of Plot No. 10 in Block No. G admeasuring about 739.90 Sq. Mtrs. (7,964.28 Sq. Feets (and As per Sale deed 8,000.00 Sq. Fts) situated at in the layout of Scientific Co-operative Housing Society Ltd Nagpur bearing Corporation House No. 216 Ward No. 75, Mouza Ajani City Survey No. 427, Sheet No. 33, together with conservancy lane admeasuring about 400.00 Sq,. Fts (37.16 Sq. Mtrs) situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Tahsil and District Nagpur is owned and possessed by **SHRI PRABHAKAR KESHAORAO KHANDEKAR**, 2.

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SHRI RAMCHANDRA KESHAORAO KHANDEKAR, 3. LEGAL heirs namely Shri Mohan Bhalchandra Khandekar, Mrs. Savali Satish Wadwekar, of **SHRI BHALCHANDRA KESHAORAO KHANDEKAR** 4. **SHRI SURESH KESHAORAO KHANDEKAR**

. I have gone through the following documents in the office of Sub-Registrar, Wani:-

1. Sale deed 31.5.1956 which is duly registered at Sr. No. 1596 in Book No. I with Sub Registrar Nagpur.
2. **Property Card**
3. **NMC Tax Receipt**
4. Registered sale deed dated 5.10.1978 which is duly registered at Sr.No. 1294 OF 400 Sq. Fts.
5. **Development Agreement registered at Sr. No. 8289/2016 dated 21.12.2016**
6. **Power of Attorney registered at Sr. No. 8290/2016 dated 21.12.2016**
7. Sanction Plan of NMC bearing Building permit No. 219/BP/ AJNI /TP /NMC /312 DATED 23.01.2018
8. Building Commencement Certificate Building permit No. 219/BP/ AJNI /TP /NMC /312 DATED 23.01.2018

CHAIN OF TITLE :-

AND WEHREAS the said plot No. 10 in Block G originally 8000 Sq. Fts was owned and possessed by purchased by Smt. D. Satyabhamabai Suryanarayan Iyyar, who subsequently transferred the said property to Smt. Rukhminibai Keshaorao Khandekar by virtue of registered sale deed dated 31.5.1956 which is duly registered at Sr. No. 1596 in Book No. I with Sub Registrar Nagpur and whereas after demise of Smt. Rukhaminibai Keshaorao Khandekar the said property was succeeded by her husband Shri Keshaorao Khandekar and after his demise on 14.10.1988.

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Like wise conservancy lane of 400 Sq. Fts. Owned by the Scientific Co-operative Housing Society Ltd Nagpur, sold the same to Shri Keshaorao Ramchandra Khandekar by virtue of registered sale

deed dated 5.10.1978 which is duly registered at Sr.No. 1294 with the office of Sub Registrar Nagpur I and whereas after demise on 14.10.1988 of Shri Keshaorao Khandekar the said property succeeded by Land Owners.

Thereafter All that piece and parcel of Plot No. 10 in Block No. G admeasuring about 739.90 Sq. Mtrs. (7,964.28 Sq. Feets (and As per Sale deed 8,000.00 Sq. Fts) situated at in the layout of Scientific Co-operative Housing Society Ltd Nagpur bearing Corporation House No. 216 Ward No. 75, Mouza Ajani City Survey No. 427, Sheet No. 33, together with conservancy lane admeasuring about 400.00 Sq,. Fts (37.16 Sq. Mtrs) situated within the limits of Nagpur Municipal Corporation and Nagpur improvement Trust succeeded by the **SHRI PRABHAKAR KESHAORAO KHANDEKAR**, 2. **SHRI RAMCHANDRA KESHAORAO KHANDEKAR**, 3. **SHRI BHALCHANDRA KESHAORAO KHANDEKAR** 4. **SHRI SURESH KESHAORAO KHANDEKAR** by virtue of succession after demise of Smt. Rukhaminibai Keshaorao Khandekar and there names mutated in the City Survey Records.

Thereafter the **SHRI PRABHAKAR KESHAORAO KHANDEKAR**, 2. **SHRI RAMCHANDRA KESHAORAO KHANDEKAR**, 3. **SHRI BHALCHANDRA KESHAORAO KHANDEKAR** 4. **SHRI SURESH KESHAORAO KHANDEKAR were decided to develop the said property and therefore the said owners have entered into an agreement of development on 21.12.2016 which is duly registered at Sr. No. 8289/2016 with the office of Sub Registrar No. 3 Nagpur and thereafter the said SHRI PRABHAKAR KESHAORAO KHANDEKAR**, 2. **SHRI RAMCHANDRA KESHAORAO KHANDEKAR**, 3. **SHRI BHALCHANDRA KESHAORAO KHANDEKAR** 4. **SHRI SURESH KESHAORAO KHANDEKAR have executed power of Attorney infavour of M/s Delta Developer through its partners vide registered Power of Attorney dated 21.12.2016 which is registered at Sr. No. 8290/2016.**

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That the owner decided to developed the said property and therefore he has obtained Building permit of Building and Commencement Certificate plan sanction by the Nagpur Improvement Trust vide Building permit No. 219/BP/ AJNI /TP /NMC /312 DATED 23.01.2018. That as per the said plan total 16 flat were sanctioned by

the Nagpur Municipal Corporation Nagpur. Thus the vendor has got full rights over the said property being the absolute owner of the said property and have every right to transfer the said property.

I hereby certify that the above mentioned property i.e. Plot No. 10 in Block No. G are free from all sorts of encumbrances charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable so far as the record those made available to me for the inspection from various offices.

It is further certified that i have verified from the Sub-Registrar's office about the genuineness of the title deeds examined by me and that the same is found to be correct one.

Hence this report signed and delivered at Nagpur on this 3.4.2018

Yours faithfully,

SACHIN WALEKAR ADVOCATE

(S.B.WALEKAR)
ADVOCATE.