

In my opinion, the following documents are necessary to bear free and marketable title as under –

- 1) Original Sale Deed dated 01.11.1994 at Sr. No. 8700 (P) executed before Sub Registrar Office No. 11 Nagpur.
- 2) Original Sale Deed dated 01.11.1994 at Sr. No. 8696 (P) executed before Sub Registrar Office No. 11 Nagpur.
- 3) Original Regularised letter (R.L.) dated 16.04.2003 issued by N.I.T. Nagpur in respect of Plot No. 26.
- 4) Original Regularised letter (R.L.) dated 23.06.2017 issued by N.I.T. Nagpur in respect of Plot No. 27.
- 5) Current Property card issued by City Survey Office No. 3 Nagpur in the name of Shri Sanju alies Sanjeev Jagannath Dhote in respect of Plot No. 26 & 27.
- 6) Current Tax receipt issue by N.M.C., Nagpur in the name of Shri Sanju alies Sanjeev Jagannath Dhote in respect of Plot No. 26 & 27.
- 7) Original Agreement of Development dated 01.08.2017 at Sr.No. 5156 executed before Sub Registrar Office No. 1 Nagpur in respect of Plot No. 26 & 27.
- 8) Original Power of Attorney dated 01.08.2017 at Sr.No. 5157 executed before Sub Registrar Office No. 1 Nagpur in respect of Plot No. 26 & 27.

I hereby submitted that title of Shri Sanju alies Sanjeev Jagannath Dhote in respect of Plot No. 26 & 27, total admeasuring 510.83 sq.mtr. of Mouza- Somalwada, out of Kh.No. 93/1, 93/2 within the limits of N.I.T., N.M.C., Nagpur is free and clear and it bears marketable title.



I further submitted that there is a Agreement of Development which is executed by and between Shri Sanju alies Sanjeev Jagannath Dhote in favour of M/s Shri Yogeshwar Builders & Developers through its Prop. Shri Satish Ajabrao Wankhede which is duly registered in the office of Sub Registrar No. 1 Nagpur at Sr. No. 5156 on dated 01.08.2017 in respect of Plot No. 26 & 27 and also executed Power of Attorney which is duly registered in the office of Sub Registrar No. 1 Nagpur at Sr. No. 5157 dated 01.08.2017.

Hence this Report.

Nagpur

Date : 02.08.2017

Yours Sincerely



(Adv. Vijay S. Girhe)