

Mehadia & Co.
Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
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Dt. 14.05.2018

TITLE CERTIFICATE

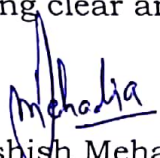
Present Owner : M/s Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Civil Lines, Nagpur - 440 001.

Property Details : ALL THAT PIECE and Parcel of land comprising of Plot No. Group - C admeasuring 1,416.54 Sq.Mts. out of land bearing Khasra No.25 (1) part bearing City Survey No. 35, Sheet No.665/18 of Mouza Wathoda, Nagpur.

1. That Land bearing Kh.No. 25 admeasuring 4.29 Hectors, P.H. No. 34A city Survey 35. Sheet no 665/18 of Mouza Wathoda was originally owned and possessed by Shri Chand Mohd. Haji Sk. Karim & Ors. And after coming into force the provisions of Urban Land (Ceiling & Regulation) Act, 1976 in ULC Case No 1974/76 vide Order Dt. 29.1.1977 land admeasuring 1500 Sq. Mts was declared as retainable land and balance land was declared as surplus land, which surplus land was considered by the Competent Authority under the provisions of Urban Land (Ceiling & Regulation) Act 1976 for the purpose of sanctioning the Talegaon Dahade Scheme in ULC Case No ATP/ULC/TD(368)/2004/201 and accordingly the same was sanctioned vide Order Dt. 05.02.2004.
2. That as required after obtaining NOC Dt. 3.2.2004, M/s Renuka Builders & Developers had purchased land admeasuring 2H 88R vide Registered Sale-Deed Dt. 7.2.2004 registered at Sr. No 230 in the office of Sub-Registrar-7, Nagpur from the original owner, which portion of land includes the portion marked as Govt. Share of Land.
3. In the similar manner M/s Renuka Builders & Developers purchased the Govt. Share of land admeasuring 1481.25 Sq. Mts. Out of aforesaid sanctioned scheme.
4. That M/s Renuka Builders & Developers vide Sale Deed Dt.15.7.2010 registered at Sr.No.3347/2010 in the office of Sub-Registrar, Nagpur -

3 had sold the property under reference to M/s Vinayak Infrastructure a proprietorship concern of Shri Deepak Gadge.

5. That the Assistant Director, Town Planning Nagpur Improvement Trust, Nagpur has sanctioned the layout vide its Letter No.ADTP/PL/1438 dated 14.2.2011.
6. That the present owner has purchased the property under reference vide Sale Deed Dt.23.05.2011 registered at Sr.No.2882/2011 in the office of Sub-Registrar, Nagpur – 8 from M/s Vinayak Infrastructure.
7. That the present owner had submitted building plans for sanction and the same has been sanctioned by Building Engineer, Nagpur Improvement Trust, vide Building Permit No.BE(E)Case No.3533/TN.2012120510/2072 Dt.26.02.2015.
8. I have carried out the search for last 13 Years in the office of Sub-Registrar-1, Nagpur. I have not come across any adverse entry in respect of the property under reference and thus the present owner is having clear and marketable title.


Ashish Mehadia
Advocate