**Ashish Mehadia**
Advocate

**Mehadia & Co.**
Advocates
'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

Dt. 19.12.2018

## TITLE CERTIFICATE

Present Owner : M/s Vinayak Infrastructure
proprietorship concern of Shri Deepak Gadge

Developer/Purchaser : 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 - B admeasuring 1756.89 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 the Land bearing Kh.No. 25 admeasuring 4.29 Hectares, P.H.No.34A, City Survey No. 35, Sheet No. 565/18 of Mouza Wathoda was originally owned and possessed by Shri Chand Mohd. Haji Sk. Karim & Others.

2. That out of the aforesaid land, M/s Renuka Builders & Developers had purchased land admeasuring 2H 88R or 28,800 sq.mts., vide Registered Sale Deed Dt.7.2.2004 registered at Sr.No.230/2004 in the office of Sub-Registrar-7, Nagpur. M/s Renuka Builders & Developers decided to develop the said layout.

3. That the Additional Collector, Nagpur by its Order Dt.21.03.2006 in REV. Case No. 93/NAP-34/2005-2006 granted the permission for non-agricultural purposes for 27,418.75 sq.mts. of land. The Additional Collector, Nagpur by another Order Dt.02.02.2011 in REV Case No. 29/NAP-34/2010-2011 granted the permission for non-agricultural purposes for 1,142.75 sq.mts. of land.

4. That the Present Owner vide the registered sale deed dated 4.12.2009 registered at Sr. No. 4342/2009 in the office of Sub-Registrar, Nagpur - 3 purchased from M/s Renuka Builders & Developers land admeasuring 1H 24R i.e. 12,400 sq.mts. out of land admeasuring 28,800 sq.mts. of Khasra No. 25/1, Mouza Wathoda, Nagpur.

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5. That the Present Owner entered into a Development Agreement Dt.09.11.2012 registered at Sr.No.6622-2012 in the office of Sub-Registrar – 1, Nagpur with the Developer in respect of land admeasuring 7,207.91 Sq. Mts & 1,756.89 Sq. Mtrs. in area comprising of Plot Nos.Group - A & Group - B totally admeasuring 8,964.80 Sq. Mtrs. forming part of land bearing Khasra No. 25/1, City Survey No. 35, SheetNo.5 65/18, situated at Mouza: Wathoda, Nagpur.

6. That the Developer/Purchaser has entered into a Agreement Dt.08.12.2018 with the Present Owner in respect of the property under reference to purchase the said property.

7. 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 property under reference is having clear and marketable title.

Ashish Mehadia
Advocate

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पावती क्रमांक

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ६८८५

दिनांक 9/12/19 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

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दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

R.S. Dhole

सह-दुय्यम निबंधक दुय्यम निबंधक
नागपूर शहर क्र.१

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हवाली करावा.

सादरकर्ता.

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