

Archana R. Mendule

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Email: a.r.mendule@gmail.com

Date: 04/02/2025

FORMAT – A

(Circular No. 28/2021)

To, MahaRERA

LEGAL TITLE REPORT

Sub: Title certificate with respect to Khasra / Survey No. 162 of Mouza-Pipla, P.H. No. 38, Grampanchayat Pipla, Revenue Rs. 6.00/-, admeasuring 1.454 H. R. out of 1.49 H.R. (14900 Sq. Mtrs.) Occupancy Class-I, Tahsil Nagpur (Gramin) and District-Nagpur (hereinafter referred as the "said plot").

1. I have investigated the title of the said plot on the request of **VED VIDHI VENTURES**, a partnership firm and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Land and Revenue Department of Maharashtra dated 03/02/2022 mutation entry no. 3287, 3395, 3437.
- 4) Search report for 30 years from 1995 to 2024 dated 10/01/2025 issued by me.



(2)

2. On perusal of the abovementioned documents and all the other relevant documents relating to title of the said property I am of the other relevant documents relating to title of the said property I am opinion that the title of **1. Shri. Ramesh Purushottam Amdhare, 2. Shri. Sandeep Sheshmal Oswal, 3. Mrs. Kavita Ramesh Amdhare, 4. Shri. Aditya Sandeep Oswal, 5. Shri. Yash Sandeep Oswal, 6. Sau. Sharmila Sandeep Oswal, 7. Shri. Shubham Ramesh Amdhare, 8. Shri. Dhananjay Ramesh Amdhare** who have executed registered Agreement of Development and Power of Attorney in favour of **VED VIDHI VENTURES**, a partnership firm, is clear and marketable.
- Owners of the land

1. Shri. Ramesh Purushottam Amdhare,
2. Shri. Sandeep Sheshmal Oswal,
3. Mrs. Kavita Ramesh Amdhare,
4. Shri. Aditya Sandeep Oswal,
5. Shri. Yash Sandeep Oswal,
6. Sau. Sharmila Sandeep Oswal,
7. Shri. Shubham Ramesh Amdhare,
8. Shri. Dhananjay Ramesh Amdhare

3. The report reflecting the flow of the title of the **1. Shri. Ramesh Purushottam Amdhare, 2. Shri. Sandeep Sheshmal Oswal, 3. Mrs. Kavita Ramesh Amdhare, 4. Shri. Aditya Sandeep Oswal, 5. Shri. Yash Sandeep Oswal, 6. Sau. Sharmila Sandeep Oswal, 7. Shri. Shubham Ramesh Amdhare, 8. Shri. Dhananjay Ramesh Amdhare** who have executed registered Agreement of Development and Power of Attorney in favour of **VED VIDHI VENTURES**, a partnership firm, on the said land is enclosed herewith as annexure.

Encl: Annexure

Nagpur.

Dated : 04/02/2025


ARCHANA R. MENDULE
Advocate
Ganeshpeth,
NAGPUR-440 018

(Miss. Archana Ramesh Mendule)

Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract/P.R. card as on date of application for registration.
- 2) Mutation Entry No. 3287, 3395, 3437.
- 3) Search taken from 1995 to 2024 at concerned Registry Office.
- 4) Any other relevant title - Index II of registered Development Agreement.
- 5) Litigation if any - No.

Nagpur.

Dated : 04/02/2025


ARCHANA R. MENDULE
Advocate
Ganeshpeth,
NAGPUR-440 018

(Miss. Archana Ramesh Mendule)

Advocate