

**Archana R. Mendule**

**Advocate/Notary**

Behind Khobragade Hospital,  
Ganeshpeth, Nagpur-440018.  
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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*  
ARCHANA R. MENDULE  
Advocate  
Ganeshpeth,  
NAGPUR-440 018

(Miss. Archana Ramesh Mendule)

Advocate

## **Archana R. Mendule**

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**Date: 04/02/2025**

### **FORMAT – A**

(Circular No. 28/2021)

#### **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**

*Mendule*  
ARCHANA R. MENDULE  
Advocate  
Ganeshpeth,  
NAGPUR-440 018

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(Miss. Archana Ramesh Mendule)

Advocate