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(TO WHOMSOEVER IT MAY CONCERN)

Description of Property : ALL THAT Piece and Parcel of F.Sr.No.18/3 admeasuring OH 86R, Occ. Class I, Tal. Saza No.7, City Survey No.260, Sheet No.45, 48 of Mouza Dhaba, situated at Ward No.68, Dabha, Nagpur (City), Tah & Distt. Nagpur.

Present Owner : **Sandeep Dwellers Pvt. Ltd.**

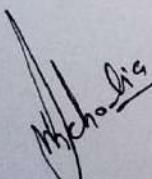
That the property under reference was originally owned and possessed by late Shri Upasrao Vithoba Gorkhede having received by him in family partition and after his death the same devolved upon his only surviving legal heirs namely Shri Vinod Upasrao Gorkhede, Smt. Rukhmabai Upasrao Gorkhede & Shri Vijay Upasrao Gorkhede.

That Shri Upasrao Vithoba Gorkhede has entered into an Agreement to Sale Dt.3.6.2004 in respect of the aforesaid property wherein Shri Vinod Upasrao Gorkhede, Smt. Rukhmabai Upasrao Gorkhede & Shri Vijay Upasrao Gorkhede are also shown as vendors with Shri Rakesh Babulal Patni, the present owner.

That the aforesaid legal heirs have mutually partitioned the aforesaid property amongst themselves and thus by virtue of said partition Shri Vinod Upasrao Gorkhede became owner of land bearing F.Sr.No.18/1 admeasuring OH 86R, Smt. Rukhmabai Upasrao Gorkhede became owner of land bearing F.Sr.No.18/2 admeasuring OH 85R & Shri Vijay Upasrao Gorkhede became owner of land bearing F.Sr.No.18/3 admeasuring OH 86R of Mouza Dhaba, Nagpur.

That the competent authority vide Order Dt.26.6.2007 has change holding class of aforesaid property from Occ. Class II to Occ. Class I.

Shri Rakesh Babulal Patni by registered Sale Deed Dt.31.1.2014 registered at Sr.No.619/2014 registered in the office of Sub-Registrar - 6, Nagpur had purchased from Shri Vinod Upasrao Gorkhede land bearing F.Sr.No.18/1 admeasuring OH 86R, Smt. Rukhmabai Upasrao Gorkhede land bearing F.Sr.No.18/2 admeasuring OH 85R & Shri Vijay



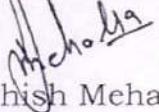
Upasrao Gorkhede land bearing F.Sr.No.18/3 admeasuring OH 86R of Mouza Dhaba, Nagpur and thus he became sole and absolute owner of the property under reference.

That the present owner had purchased the property under reference viz. ALL THAT Piece and Parcel of F.Sr.No.18/3 admeasuring OH 86R, Occ. Class I, Tal. Saza No.7, City Survey No.260, Sheet No.45, 48 of Mouza Dhaba, situated at Ward No.68, Dabha, Nagpur (City), Tah & Distt. Nagpur from Shri Rakesh Babulal Patni by registered Sale Deed Dt.08.03.2017 registered at Sr.No.552/2017 registered in the office of Sub-Registrar – 8, Nagpur and the present owner became sole and absolute owner of the property under reference.

That I have taken inspection of the record in the office of Sub-Registrar, Nagpur (City) for last 13 years, however I have not come across any adverse entry whereby the title of present owner is affected in any manner.

I am therefore of the opinion that the present owner is having clear and marketable title on the aforesaid property.

Yours Faithfully,


Ashish Mehadia
Adv.

