Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B, Umred Road, Dighori, Nagpur-440009.

Mob. : 7385182509

To,
MAHARERA,
MUMBAI.

Date 18-03-2023

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NOS. 12/1 AND 13/1 OF MOUZA-MOHGAON, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of Mahalaxmi Aedificators Private Limited (Formerly Known as Swadha Aedificators Private Limited) through Authorized Director Shri. Rahul Jagdish Bondre and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 12/1** and **13/1** of **MOUZA-MOHGAON**, P. S. K. 74 having an area of 0.37 Hectares and 2.48 Hectares respectively (Total admeasuring 2.63 Hectares – 0.15 Hectares acquired by the Railway Authority for own use), Rental Rs. 1.25 and Rs. 14.00 Yearly respectively, Both held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR and bounded as under :-

Boundaries of Kh. No. 12/1

ON THE EAST	-	BY NAGPUR WARDHA NATIONAL HIGHWAY,
ON THE WEST	-	BY NALLAH,
ON THE NORTH	-	BY REMAINING PORTION OF KH. NO. 12,
ON THE SOUTH	-	BY NALLAH.

Boundaries of Kh. No. 13/1

ON THE EAST	-	BY NALLAH AND NAGPUR WARDHA NATIONAL HIGHWAY,
ON THE WEST	-	BY REMAINING PORTION OF KH. NO. 13/1 ACQUIRED BY RAILWAY AUTHORITY,
ON THE NORTH	-	BY KH. NO. 13/2,
ON THE SOUTH	-	BY KH. NO. 24.

Adv. Yogesh S. Gonnade Advocate Nagpur

Contd. ...

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified
1	30-08-2022	Sale Deed	Original
2	28-04-1982	Sale Deed	Original
3	19-12-2022	7/12 Extract	Original

3. 7/12 extract of property card issued by Tahsildar shows the mutation of the owner.

4. Search report for 13 years from 2010 to 2022 vides GRN No. MH016965380202223P.

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre, clear, marketable and without any encumbrance. (If any encumbrance please mention in separate sheet.)

Owners of the land

1) Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre of **Kh. Nos. 12/1** and **13/1.**

2) 6. The report reflecting the flow of the title of the Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre on the said land is enclosed herewith as annexure.

Encl: - Annexure

DATED 18-03-2023
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)

Adv. Yogesh S. Gonnade Advocate Nagpur

CHALLAN
MTR Form Number-6

GRN	MH016965380202223P	BARCODE		Date	18/03/2023-11:03:12	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV YOGESH S GONNADE
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	PLOT NO 34
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	RAMKRUSHNA NAGAR
Area/Locality	DIGHORI NAGPUR
Town/City/District	
PIN	4 4 0 0 3 4

Remarks (If Any)

MOUZA MOHGAON KH NOS 12/1 AND 13/1 TOTAL AREA 2.85 HECTOR AARA P H NO 74

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502023031800493	5347606123627
Bank Date	RBI Date	18/03/2023-11:03:39	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 7385182509

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.



Print Date 18-03-2023 11:04:11

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

= **RESI:** Plot No. 34, Ramkrushna Nagar-B, Umred Road, Dighori, Nagpur-440009.
=
Mob. : 7385182509

FLOW OF THE TITLE OF THE SAID LAND.

That, ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey No. 30/1, 30/2, 32/1-2, 32/4 and 33** of MOUZA-MOHGAON, P. S. K. 74, situated at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR, Originally belonged to Shri. Nabhaji Wankhede, as a recorded owner, being his separate property.

That consequent upon the death of the aforesaid Shri. Nabhaji Wankhede leaving behind him, his Widow Smt. Manabai Nabhaji Wankhede and 3 married daughters namely (1) Mrs. Lilabai Laxmanarao Newulkar (2) Mrs. Prabhatai Devidas Thakre and (3) Mrs. Gayabai Santoshrao Gode, as his only legal heirs, who inherited the said entire property by way of intestate succession.

That, the aforesaid Smt. Manabai Nabhaji Wankhede, Mrs. Lilabai Laxmanrao Newulkar, Mrs. Prabhatai Devidas Thakre and Mrs. Gayabai Santoshrao Gode executed a Partition Deed on 17-04-1975, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1780 on even date and in terms of which the aforesaid properties came to the shares of their names in described the following clauses:-

ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 32/4 and 33** of MOUZA-MOHGAON, P. S. K. 74 having an area of 0.35 Hectares and 0.97 Hectares respectively, Rental Rs. 1.25 and Rs. 4.00 Yearly respectively, held in Bhumidhari Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR came to the share of Smt. Manabai Nabhaji Wankhede.

ALL THAT piece and parcel of agricultural Land bearing **Khasra/Survey No. 30/1** of MOUZA-MOHGAON, P. S. K. 74 having an area of 5.25 Hectares, Rental Rs. 7.50 Yearly, held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR, came to the share of Smt. Leelabai Laxmanrao Newulkar.

ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 30/2 and 32/1-2** of MOUZA-MOHGAON, P. S. K. 74 having an area of 1.52 Hectares and 0.74 Hectares respectively, Rental Rs. 6.00 and Rs. 2.50 Yearly respectively, held in Bhumidhari Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR, came to share of Smt. Prabhatai Devidas Thakre.

Adv. Yogesh S. Gonnade Advocate Nagpur

That, the aforesaid Smt. Prabhatai Devidas Thakre later on turn transferred the aforesaid property comprising ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 30/2 and 32/1-2** of MOUZA-MOHGAON, P. S. K. 74 having an area of 1.52 Hectares and 0.74 Hectares respectively, Rental Rs. 6.00 and Rs. 2.50 Yearly respectively, held in Bhumidhari Rights, situate at Village–Mohgaon

in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to her sister Smt. Leelabai Laxmanrao Newulkar, by a Sale Deed Dated 09-06-1978, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2502 on even date. As a result therefore the aforesaid Smt. Leelabai Laxmanrao Newulkar became an exclusive, absolute and full owner of **Khasra/Survey Nos. 30/1, 30/2 and 32/1-2** of Mouza–Mohgaon having an area of 5.25 Hectares, 1.52 Hectares and 0.74 Hectares respectively with heritable and transferable rights therein.

That, the aforesaid Smt. Manabai Nabhaji Wankhede later on turn transferred the aforesaid property comprising ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 32/4 and 33** of MOUZA-MOHGAON, P. S. K. 74 having an area of 0.35 Hectares and 0.97 Hectares respectively, Rental Rs. 1.25 and Rs. 4.00 Yearly respectively, held in Bhumidhari Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR by way of Sale to 1) Shri. Gopal Mangilal Agrawal, 2) Shri. Rajendrakumar Ramswaroop Agrawal, 3) Shri. Sandeep Kisanlal Agrawal and 4) Shri. Sanjay Amilal Agrawal, by a Sale Deed Dated 28-04-1982, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 946 on even date.

That, the aforesaid Smt. Leelabai Laxmanrao Newulkar later on turn transferred the aforesaid property comprising ALL THAT piece and parcel of agricultural Land bearing **Khasra/Survey No. 30/1** of MOUZA-MOHGAON, P. S. K. 74 having an area of 5.25 Hectares, Rental Rs. 7.50 Yearly, held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR by way of Sale to 1) Shri. Gopal Mangilal Agrawal, 2) Shri. Rajendrakumar Ramswaroop Agrawal, 3) Shri. Sandeep Kisanlal Agrawal and 4) Shri. Sanjay Amilal Agrawal, by a Sale Deed Dated 28-04-1982, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 945 on even date.

That, in the like manner the aforesaid Smt. Leelabai Laxmanrao Newulkar later on turn transferred the aforesaid property comprising ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 30/2 and 32/1-2** of MOUZA-MOHGAON, P. S. K. 74 having an area of 1.52 Hectares and 0.74 Hectares respectively, Rental Rs. 6.00 and Rs. 2.50 Yearly respectively, held in Bhumidhari Rights, situate at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR by way of Sale to 1) Shri. Gopal Mangilal Agrawal, 2) Shri. Rajendrakumar Ramswaroop Agrawal, 3) Shri. Sandeep Kisanlal Agrawal and 4) Shri. Sanjay Amilal Agrawal, by a Sale Deed Dated 28-04-1982, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1056 on even date.

That, they said Shri. Gopal Mangilal Agrawal relinquished all his rights, title and interest in the aforesaid properties i.e. **Khasra/Survey Nos. 30/1, 30/2, 32/1-2 and 32/4** of MOUZA–MOHGAON in favor of 1) Shri. Rajendrakumar Ramswaroop Agrawal, 2) Shri. Sanjay Amilal Agrawal and 3) Shri. Sandeep Kisanlal Agrawal, by a Relinquishment Deed Dated 15-05-1982.

That, after consolidation and revision of Agricultural lands bearing **Khasra/Survey Nos. 30/1, 30/2 and 33/2, 32/4 and 32/1-2** revised **Khasra/Survey Nos. 47, 48, and 49** of Mouza–Mohgaon having an area of 7.74 Hectares, 0.35 Hectares and 0.74 Hectares respectively.

Jogesh S. Gonade
Advocate
gpur

That, accordingly by an Agreement dated 09-05-1986, the aforesaid 1) Shri. Rajendrakumar Ramswaroop Agrawal, 2) Shri. Sanjay Amilal Agrawal and 3) Shri. Sandeep Kisanlal Agrawal has divided 2 parts of the aforesaid **Khasra/Survey Nos. 47, 48, and 49** of Mouza–Mohgaon. As per Agreement the 50% share and interest in the aforesaid property came to share of the said Shri. Rajendrakumar Ramswaroop Agrawal and remaining 50% share in the aforesaid property came to share of the said Shri. Sanjay Amilal Agrawal and Shri. Sandeep Kisanlal Agrawal absolutely forever.

That, during the course of time Resurvey of the said Mouza–Mohgaon was conducted and the aforesaid lands bearing **Khasra/Survey Nos. 47, 48, and 49** of Mouza–Mohgaon recorded in the name of the 1) Shri. Rajendrakumar Ramswaroop Agrawal, 2) Shri. Sanjay Amilal Agrawal and 3) Shri. Sandeep Kisanlal Agrawal is now identified as **Khasra/Survey Nos. 12 and 13** of Mouza–Mohgaon having an area of 0.74 Hectares and 5.26 Hectares respectively, Rental Rs. 2.50 and Rs. 5.26 respectively held in Occupancy Class-2 Rights.

That, the aforesaid 1) Shri. Rajendrakumar Ramswaroop Agrawal, 2) Shri. Sanjay Amilal Agrawal and 3) Shri. Sandeep Kisanlal Agrawal executed a Partition Deed on 09-05-1986 and in terms of which the aforesaid properties comprising Northern Half Portion of **Khasra/Survey Nos. 12 and 13** of Mouza–Mohgaon came to the share of 1) Shri. Sanjay Amilal Agrawal and 2) Shri. Sandeep Kisanlal Agrawal and Southern Half Portion of **Khasra/Survey Nos. 12 and 13** of Mouza–Mohgaon came to the share of Shri. Rajendrakumar Ramswaroop Agrawal absolutely forever with heritable and transferable rights therein.

That, in view of the said Partition the Southern Half Portion of **Khasra/Survey Nos. 12 and 13** of Mouza-Mohgaon held by aforesaid Owner Shri. Rajendrakumar Ramswaroop Agrawal is now identified as **Khasra/Survey Nos. 12/1 and 13/1**, having an area of 0.37 Hectares and 2.63 Hectares respectively, rental Rs. 1.25 and Rs. 14.00 Yearly, held in Occupancy Class-2 Rights.

That, the aforesaid Agricultural land comprising **Khasra/Survey Nos. 12/1 and 13/1** of Mouza–Mohgaon converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order Dated 23-04-2012.

Those, during his life time the aforesaid Shri. Rajendrakumar Ramswaroop Agrawal executed his LAST WILL AND TESTAMENT on 21-05-2009 and thereby he bequeathed the aforesaid entire property comprising **Survey/Khasra/Gut Nos. 12/1 and 13/1** having an area of 0.37 Hectares and 2.63 Hectares respectively, Rental Rs. 1.25 and Rs. 14.00 Yearly, held in Occupancy Class–1 Rights to his Wife Namely Mrs. Pushpa Rajendrakumar Agrawal, absolutely forever with heritable and transferable rights therein. The said Will was duly registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 4, at Sr. No. 2813 on 26-05-2009.

That, said Shri. Rajendrakumar Ramswaroop Agrawal left for heavenly abode on 22-03-2013 and consequent upon his demise/death, his Wife Namely Mrs. Pushpa Rajendrakumar Agrawal, become an exclusive, absolute and full owner the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL DEED Dated 21-05-2009 with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records vide Ferfar Entry Nos. 1161 and 1162 Dated 09-02-2022 and 28-02-2022.



That, the **Survey/Khasra/Gat No. 13/1** having an area of 2.48 Hectares (Total admeasuring 2.63 Hectares – 0.15 Hectares acquired by the Railway Authority for own use), part of this Agricultural land admeasuring area 0.15 hectares was acquired

by Railway Department/Authority Nagpur and compensation for the same Agricultural land was paid by the Railway Department/Authority Nagpur, in favor of Mrs. Pushpa Rajendrakumar Agrawal.

That, the aforesaid Mrs. Pushpa Rajendrakumar Agrawal later on transferred/sold the aforesaid property comprising ALL THOSE piece and parcel of agricultural Lands bearing **Khasra/Survey Nos. 12/1 and 13/1** of MOUZA-MOHGAON, P. S. K. 74 having an area of 0.37 Hectares and 2.48 Hectares respectively (Total admeasuring 2.63 Hectares – 0.15 Hectares acquired by the Railway Authority for own use), Rental Rs. 1.25 and Rs. 14.00 Yearly respectively, Both held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Mohgaon in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to Swadha Aedificators Private Limited, by a Sale Deed dated 30-08-2022, which is duly registered in the Office of Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7696 on even date.

That Swadha Aedificators Private Limited has changed its name as **"Mahalaxmi Aedificators Private Limited"** and a Certificate of Incorporation pursuant to Change of Name is also issued by Registrar of Companies.

It is observed that the said Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre lateron prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

That the above mentioned property is present at standing in the name of Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Nagpur, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above described property held by Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

1) 7/12 extract/P. R. Card as on date of application for registration in the name of Mahalaxmi Aedificators Private Limited through Authorized Director Shri. Rahul Jagdish Bondre.
2) Mutation Entry No. 1202
3) Search report for 13 years from 2010 to 2022 taken from sub-Registrar Office No. 7 at Nagpur.
4) Any other relevant title; As per above mentioned title history
5) Prima facie no litigation found over the property.

Adv. Yogesh S. Gonnade Advocate Nagpur

NAGPUR
DATED 18-03-2023

Adv. Yogesh S. Gonnade
(ADVOCATE)