

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 26-07-2023

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NOS. 181/1/A AND 181/2/A OF MOUZA-VIHIRGAON, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of Mahalaxmi Aedificators Private Limited through Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajed and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THOSE Pieces and parcels of Lands bearing **Kh. Nos. 181/1/A and 181/2/A** of **MOUZA-VIHIRGAON**, P. S. K. 37 having an area of 2.06 Hectares and 2.06.02 Hectares respectively (thus Total area 4.12.02 Hectares), Rental Rs. 5.15 and Rs. 5.15 Yearly respectively, Both held in 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-Vihirgaon, in Tahsil-Nagpur (Rural) and District-NAGPUR and bounded as under :-

Boundaries of Kh. No. 181/1/A

ON THE EAST	-	UMERGAON VIHIRGAON SHIV AND KHASRA/SURVEY NO. 178,
ON THE WEST	-	NAGPUR-UMRED ROAD,
ON THE NORTH	-	KHASRA/SURVEY NO. 182/2/A,
ON THE SOUTH	-	KHASRA/SURVEY NO. 180.

Boundaries of Kh. No. 181/2/A

ON THE EAST	-	KHASRA/SURVEY NO. 178,
ON THE WEST	-	NAGPUR-UMRED ROAD,
ON THE NORTH	-	KHASRA/SURVEY NO. 182,
ON THE SOUTH	-	KHASRA/SURVEY NO. 181/1/A.



Contd. ...

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	10-05-2023	Sale Deed	Original	3247-2023
2	10-05-2023	Sale Deed	Original	3246-2023
3	06-06-2023	7/12 Extract	Original	
4	06-06-2023	7/12 Extract	Original	

3. 7/12 extract issued by Tahsildar shows the mutation of the owners.

4. Search report for 13 years from 2011 to 2023 vides GRN No. MH005732544202324P.

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 Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajed, clear, marketable and without any encumbrance. (If any encumbrance please mention in separate sheet.)

Owners of the land

- 1) Mahalaxmi Aedificators Private Limited through Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajed of Kh. Nos. 181/1/A and 181/2/A.
- 2) The report reflecting the flow of the title of the Mahalaxmi Aedificators Private Limited through Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajed on the said land is enclosed herewith as annexure.

Encl: - Annexure

DATED 26-07-2023
Nagpur



Y.S. Gonnade
Adv. Yogesh S. Gonnade
(ADVOCATE)

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

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.
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FLOW OF THE TITLE OF THE SAID LAND.

THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 64 of MOUZA-VIHIRGAON, P. S. K. 37, having an area of 6.734 Hectors, (i.e. 16.64 Acres), Rental Rs. 22.97 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to 1) Shri. Sitaram Ramsewak Banode, 2) Shri. Gangaram Sitaram Banode, 3) Shri. Sunderlal Sitaram Banode, 4) Shri. Ganeshlal Sitaram Banode, 5) Shri. Satyanarayan Sitaram Banode, 6) Shri. Ramnarayan Sitaram Banode and 7) Shri. Badriprasad Sitaram Banode as a recorded owner, being his separate property.

That 1) Shri. Sitaram Ramsewak Banode, 2) Shri. Gangaram Sitaram Banode, 3) Shri. Sunderlal Sitaram Banode, 4) Shri. Ganeshlal Sitaram Banode, 5) Shri. Satyanarayan Sitaram Banode, 6) Shri. Ramnarayan Sitaram Banode and 7) Shri. Badriprasad Sitaram Banode later on jointly turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 64 of MOUZA-VIHIRGAON, P. S. K. 37, having an area of 6.734 Hectors, (i.e. 16.64 Acres), Rental Rs. 22.97 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to 1) Shri. Manohar Narayanrao Chopde, and 2) Shri. Anandrao Balkrishna Dhote jointly purchased by a Sale Deed Dated 09-04-1964, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1623 on even date.

That, they Said Shri. Anandrao Balkrishna Dhote later on turn transferred the aforesaid property comprising Undivided 50% Share in ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 64 of MOUZA-VIHIRGAON, P. S. K. 37, having an total area of 6.734 Hectors, (i.e. 16.64 Acres), Rental Rs. 22.97 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to Shri. Manohar Narayanrao Chopde, by a Sale Deed Dated 28-04-1965, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2654 on even date.

That, they Said Shri. Manohar Narayanrao Chopde, later on transferred a Piece of land having an area of 3.00 Acres out of the said Kh. No. 64 of Mouza-Vihirgaon, by way of Sale to Mrs. Kausi Kawduji Kapse, Sale Deed Dated 27-03-1968 on even date.

That, they Said Shri. Manohar Narayanrao Chopde, later on transferred a Piece of land having an area of 3.00 Acres out of the said Kh. No. 64 of Mouza-Vihirgaon, by way of Sale to Shri. Kisan Gunderao Waghmare, Sale Deed Dated 27-03-1968 on even date.



That, the Public Works Division has acquired a Piece of land having an area of 0.17 Acres for Road Widening, during the course of time Resurvey of the said Mouza-Vihirgaon was conducted and the aforesaid land bearing Khasra/Survey No. 64 of Mouza-Vihirgaon recorded in the name of the Shri. Manohar Narayanrao Chopde is now identified as New Khasra/Survey No. 166 of Mouza-Vihirgaon having an area of 4.26 Hectares, Rental Rs. 10.30, held in Occupancy Class-1 Rights.

That, during his life time said Shri. Manohar Narayanrao Chopde executed his LAST WILL AND TESTAMENT on 23-01-1989 and thereby he bequeathed the aforesaid 50% Share in ALL THAT piece and parcel of Agricultural land bearing Khasra No. 166 (Old Kh. No. 64) admeasuring area 2.13 Hectares, being the SOUTHERN PORTION of the entire land of Mouza-Vihirgaon, P. S. K. 37, having an total area of 4.26 Hectares, Rental Rs. 10.30 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR to his Younger Son Namely Shri. Avinash Manohar Chopde and remaining portion of land i.e. 50% Share in ALL THAT piece and parcel of Agricultural land bearing Khasra No. 166 (Old Kh. No. 64) admeasuring area 2.13 Hectares, being the NORTHERN PORTION of the entire land of Mouza-Vihirgaon, P. S. K. 37, having an total area of 4.26 Hectares, Rental Rs. 10.30 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR to his Elder Son Namely Shri. Rajesh Manohar Chopde, absolutely forever with heritable and transferable rights therein. The said Will was duly registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 4, and Volume No. 5 on Pages 97 to 100 at Sr. No. 1206 (P) on 23-01-1989.

That, said Shri. Manohar Narayanrao Chopde left for heavenly abode on 13-08-1993 and consequent upon his demise/death, his Son Namely Shri. Avinash Manohar Chopde, become an exclusive, absolute and owner of the aforesaid entire property i.e. 50% Share in ALL THAT piece and parcel of Agricultural land bearing Khasra No. 166 (Old Kh. No. 64) admeasuring area 2.13 Hectares, being the SOUTHERN PORTION of the entire land of Mouza-Vihirgaon and Shri. Rajesh Manohar Chopde, become an exclusive, absolute and owner of the aforesaid property i.e. 50% Share in ALL THAT piece and parcel of Agricultural land bearing Khasra No. 166 (Old Kh. No. 64) admeasuring area 2.13 Hectares, being the NORTHERN PORTION of the entire land of Mouza-Vihirgaon, P. S. K. 37, having an total area of 4.26 Hectares, Rental Rs. 10.30 Yearly, held in Occupancy 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-Vihirgaon, within the limits of the Tahsil-Nagpur (Rural) and District-NAGPUR, with heritable and transferable rights therein in terms of the aforesaid WILL DEED Dated 23-01-1989, and the same is also accordingly mutated in her name in all relevant records.



That, during the course of time Resurvey of the said Mouza-Vihirgaon was conducted and the aforesaid land bearing Khasra/Survey No. 166 of Mouza-Vihirgaon recorded in the name of the Shri. Avinash Manohar Chopde is now identified as SOUTHERN PORTION of the entire land bearing New Khasra/Survey No. 181/1/A of Mouza-Vihirgaon having an area of 2.13 Hectares, Rental Rs. 5.15, and Shri. Rajesh Manohar Chopde is now identified as NORTHERN PORTION of the entire land bearing New Khasra/Survey No. 181/2/A of Mouza-Vihirgaon having an area of 2.13 Hectares, Rental Rs. 5.15, both held in Occupancy Class-1 Rights.

That, the Government of Maharashtra later on acquired a Piece of land having an area of 0.07 hectares out of the said southern portion of Khasra No. 166 (Old Kh. No. 64) of Mouza-Vihirgaon, and 0.0698 hectares out of the said northern portion of Khasra No. 166 (Old Kh. No. 64) of Mouza-Vihirgaon, for National Highway No. 353(D) (i.e. for Nagpur Umred Highway). Accordingly, an Award has been passed by the Deputy Collector, Land Acquisition (General) Nagpur and Competent Authority for Acquisition of land for National Highway on 18-08-2018 in Land Acquisition Case Nos. 29/A-65-2017-2018 and 126/A-65/2017-2018.

That, the Survey/Khasra/Gat No. 181/1/A having an area of 2.06 Hectares (Total admeasuring 2.13 Hectares – 0.07 Hectares acquired by the Government for Road use), part of this Agricultural land admeasuring area 0.07 hectares was acquired by Government and compensation for the same Agricultural land was paid by the Government, in favor of Shri. Avinash Manohar Chopde, and Survey/Khasra/Gat No. 181/2/A having an area of 2.06.02 Hectares (Total admeasuring 2.13 Hectares – 0.06.98 Hectares acquired by the Government for Road use), part of this Agricultural land admeasuring area 0.06.98 hectares was acquired by Government and compensation for the same Agricultural land was paid by the Government, in favor of Shri. Rajesh Manohar Chopde.

That, Shri. Avinash Manohar Chopde enter into agreement to sale of ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 181/1/A of MOUZA-VIHIRGAON, having an area of 2.06 Hectares, P. S. K. 37, Rental Rs. 5.15 Yearly, held in Occupancy 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-Vihirgaon, in Tahsil-Nagpur (Rural) and District-NAGPUR, from, Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed, vides Agreement to Sale, dated 06-02-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 914-2023 to Sub-registrar office Nagpur-10.

That, Shri. Rajesh Manohar Chopde enter into agreement to sale of ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 181/2/A of MOUZA-VIHIRGAON, having an area of 2.06.02 Hectares, P. S. K. 37, Rental Rs. 5.15 Yearly, held in Occupancy 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-Vihirgaon, in Tahsil-Nagpur (Rural) and District-NAGPUR, from, Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed, vides Agreement to Sale, dated 06-02-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 916-2023 to Sub-registrar office Nagpur-10.

That, the aforesaid Shri. Avinash Manohar Chopde later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 181/1/A of MOUZA-VIHIRGAON, having an area of 2.06 Hectares, P. S. K. 37, Rental Rs. 5.15 Yearly, held in Occupancy 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-Vihirgaon, in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed, vides Sale Deed dated 10-05-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 3247-2023 to Joint Sub-Registrar Nagpur-10.



That, the aforesaid Shri. Rajesh Manohar Chopde later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 181/2/A of MOUZA-VIHIRGAON, having an area of 2.06.02 Hectares, P. S. K. 37, Rental Rs. 5.15 Yearly, held in Occupancy 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-Vihirgaon, in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed, vides Sale Deed dated 10-05-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 3246-2023 to Joint Sub-Registrar Nagpur-10.

It is observed that the said Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed later on 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 Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed 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 Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed 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 as on date of application for registration in the name of Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre, and (2) Shri. Harsh Anish Chhajed.
- 2) Mutation Entry No. 1754
- 3) Search report for 13 years from 2011 to 2023 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.



Y. S. Gonnade

NAGPUR
DATED 26-07-2023

Adv. Yogesh S. Gonnade
(ADVOCATE)