

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 28-04-2023

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NOS. 4/1, 4/2, 9/1, 9/2, 9/3 AND 18 OF MOUZA-BELTARODI, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of 1) Shri. Saish Vijay Kashikar, 2) Smt. Pratisha Vijay Kashikar, 3) Shri. Sanjay Govindrao Kashikar, 4) Smt. Jaymala Vijay Kashikar, 5) Shri. Chandan Govindrao Kashikar, 6) Shri. Mohan Govindrao Kashikar, 7) Shri. Vinod Govindrao Kashikar, 8) Shruti Vinod Kashikar, 9) Shri. Padmakar Govindrao Kashikar, 10) Mrs. Priti Ashish Saoji, 11) Shri. Prasanna Padmakar Kashikar, 12) Shri. Kishor Govindrao Kashikar, 13) Shri. Vishwas Kishor Kashikar, 14) Shri Rupesh Kishor Kashikar, 15) Smt. Anjali Girish Vaidya, 16) Smt. Rekha Narayan Kashikar, 17) Shri. Sachin Narayan Kashikar, 18) Shri. Jaydeep Dattatraya Saoji, 19) Shri. Vaibhav Dattatraya Saoji, 20) Bharti Chandrakant Umalkar, 21) Pallavi Prasanna Paturkar, following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and parcel of Non-Agricultural land containing by admeasurements 0.68 Acres to carve out 4 plots admeasuring 365 Sq. Mtrs. to Shri. Kishor Govindrao Kashikar, Shri. Vishwas Kishor Kashikar, Shri Rupesh Kishor Kashikar; Plot admeasuring 365 Sq. Mtrs. to Smt. Rekha Narayan Kashikar, Shri. Sachin Narayan Kashikar, Smt. Anjali Girish Vaidya; Plot admeasuring 400.22 Sq. Mtrs. (numbered as Plot No. 56) to Shri. Padmakar Govindrao Kashikar, Mrs. Priti Ashish Saoji and Shri. Prasanna Padmakar Kashikar; Plot admeasuring 382.50 Sq. Mtrs. (numbered as Plot No. 25, 128, 129) to Smt. Usha Dattatraya Saoji (deceased) and now belonging to her 2 sons Jaydeep and Vaibhav and 2 daughters Pallavi and Bharati out of the land bearing Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-BELTARODI, P. S. K. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village-Beltarodi, within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR and bounded as under –



ON THE EAST	-	BY KH. NOS. 3, 10, 11, 12, 13,
ON THE WEST	-	BY KH NOS. 8 (PART), 8/5, 8/4, 5, 6,
ON THE NORTH	-	BY KH. NOS. 16, 17, 22, 23,
ON THE SOUTH	-	BY KH. NOS. 5, 6, 8/4, 8 (PART), 8/5.

Contd. ...

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified
1	28-12-2021	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. MH000629657202324P.

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 1) Shri. Saish Vijay Kashikar, 2) Smt. Pratisha Vijay Kashikar, 3) Shri. Sanjay Govindrao Kashikar, 4) Smt. Jaymala Vijay Kashikar, 5) Shri. Chandan Govindrao Kashikar, 6) Shri. Mohan Govindrao Kashikar, 7) Shri. Vinod Govindrao Kashikar, 8) Shruti Vinod Kashikar, 9) Shri. Padmakar Govindrao Kashikar, 10) Mrs. Priti Ashish Saoji, 11) Shri. Prasanna Padmakar Kashikar, 12) Shri. Kishor Govindrao Kashikar, 13) Shri. Vishwas Kishor Kashikar, 14) Shri Rupesh Kishor Kashikar, 15) Smt. Anjali Girish Vaidya, 16) Smt. Rekha Narayan Kashikar, 17) Shri. Sachin Narayan Kashikar, 18) Shri. Jaydeep Dattatraya Saoji, 19) Shri. Vaibhav Dattatraya Saoji, 20) Bharti Chandrakant Umalkar, 21) Pallavi Prasanna Paturkar, clear, marketable and without any encumbrance.

Owners of the land

1) Shri. Saish Vijay Kashikar, 2) Smt. Pratisha Vijay Kashikar, 3) Shri. Sanjay Govindrao Kashikar, 4) Smt. Jaymala Vijay Kashikar, 5) Shri. Chandan Govindrao Kashikar, 6) Shri. Mohan Govindrao Kashikar, 7) Shri. Vinod Govindrao Kashikar, 8) Shruti Vinod Kashikar, 9) Shri. Padmakar Govindrao Kashikar, 10) Mrs. Priti Ashish Saoji, 11) Shri. Prasanna Padmakar Kashikar, 12) Shri. Kishor Govindrao Kashikar, 13) Shri. Vishwas Kishor Kashikar, 14) Shri Rupesh Kishor Kashikar, 15) Smt. Anjali Girish Vaidya, 16) Smt. Rekha Narayan Kashikar, 17) Shri. Sachin Narayan Kashikar, 18) Shri. Jaydeep Dattatraya Saoji, 19) Shri. Vaibhav Dattatraya Saoji, 20) Bharti Chandrakant Umalkar, 21) Pallavi Prasanna Paturkar of Kh. Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18.



2) The report reflecting the flow of the title of the 1) Shri. Saish Vijay Kashikar, 2) Smt. Pratisha Vijay Kashikar, 3) Shri. Sanjay Govindrao Kashikar, 4) Smt. Jaymala Vijay Kashikar, 5) Shri. Chandan Govindrao Kashikar, 6) Shri. Mohan Govindrao Kashikar, 7) Shri. Vinod Govindrao Kashikar, 8) Shruti Vinod Kashikar, 9) Shri. Padmakar Govindrao Kashikar, 10) Mrs. Priti Ashish Saoji, 11) Shri. Prasanna Padmakar Kashikar, 12) Shri. Kishor Govindrao Kashikar, 13) Shri. Vishwas Kishor Kashikar, 14) Shri Rupesh Kishor Kashikar, 15) Smt. Anjali Girish Vaidya, 16) Smt. Rekha Narayan Kashikar, 17) Shri. Sachin Narayan Kashikar, 18) Shri. Jaydeep Dattatraya Saoji, 19) Shri. Vaibhav Dattatraya Saoji, 20) Bharti Chandrakant Umalkar, 21) Pallavi Prasanna Paturkar on the said land is enclosed herewith as annexure.

Encl: - Annexure

DATED 28-04-2023
Nagpur



Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH000629657202324P	BARCODE	14/04/2023-17:57:04		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name		ADV YOGESH S GONNADE
Location NAGPUR			Flat/Block No.		34 RAMKRUSHNA NAGAR
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		UMRED ROAD
0030072201 SEARCH FEE		325.00	Area/Locality		NAGPUR
			Town/City/District		
			PIN		4 4 0 0 3 4
			Remarks (If Any)		
			MOUZA BELTARODI KH NO 4/1. 4/2 9/1 9/2 9/3 AND 18 P H NO 38		
			Amount In Three Hundred Twenty Five Rupees Only		
Total		325.00	Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023041404410 3731146384529
Cheque/DD No.			Bank Date	RBI Date	14/04/2023-17:57:41 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 7385182509



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 THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 4 of Mouza-Beltarodi, P. S. K. 38 having an area of 4.34 Hectares, Rental Rs. 22.00, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Smt. Shalinibai Govindrao Kashikar, being her separate property having been allotted the same to her exclusive share in a Family Partition Dated 15-10-1958; AND.

That, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 9 of Mouza-Beltarodi, P. S. K. 38 having an area of 8.17 Hectares, Rental Rs. 2000, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Smt. Shalinibai Govindrao Kashikar and Shri. Sanjay Govindrao Kashikar, being their separate property; AND

That, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 18 of Mouza-Beltarodi, P. S. K. 38 having an area of 3.48 Hectares, Rental Rs. 17.00, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, originally belonged to Shri. Sanjay Govindrao Kashikar, being his separate property; AND

That, Smt. Shalinibai Govindrao Kashikar later on transferred out of her share in the said Khasra/Survey No. 9 having an area of 2.02 Hectares by way of Sale to her son Shri. Chandan Govindrao Kashikar, by a Sale Deed Dated 14-12-1994, which is duly registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1095 on Pages 41 to 44 at Sr. No. 2801 on 23-03-1995. The said land having an area of 2.02 Hectares was renumbered as Khasra/Survey No. 9/3 of Mouza-Beltarodi; AND

That, Smt. Shalinibai Govindrao Kashikar later on transferred out of her share in the said Khasra/Survey No. 9 having an area of 2.00 Hectares by way of Gift to her daughter-in-law Smt. Jaymala Vijay Kashikar, by a Gift Deed Dated 29-02-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 880 on Pages 55 to 60 at Sr. No. 814 on 03-03-2000. The said land having an area of 2.00 Hectares was renumbered as Khasra/Survey No. 9/2 of Mouza-Beltarodi; AND

That, Shri. Sanjay Govindrao Kashikar, has retained 4.15 Hectares of land out of the Khasra/Survey No. 9 of Mouza-Beltarodi for his exclusive use and occupation. The said land having an area of 4.15 Hectares was renumbered as Khasra/Survey No. 9/1 of Mouza-Beltarodi; AND

That, Smt. Shalinibai Govindrao Kashikar later on transferred having an area of 1.21 Hectares, Rental Rs. 6.00 out of Khasra/Survey No. 4 of Mouza-Beltarodi by way of Gift to her Grandson Shri. Saish Vijay Kashikar and Grand-daughter Mrs. Pratiksha Rishikesh Mayee, by a Gift Deed Dated 15-05-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume



No. 65 on Pages 20 to 250 at Sr. No. 1445(P) on 18-08-2000. The said land having an area of 1.21 Hectares was renumbered as Khasra/Survey No. 4/2 of Mouza-Beltarodi; AND

That, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force i.e. 17-2-1976 the said Smt. Shalinibai Govindrao Kashikar and others had filed a Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 72/2005 Dated 01-02-2006 declared 130500 Sq. Mtrs. of land out of the aforesaid Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-BELTARODI as a surplus vacant land within the meaning of the said Act. The provisions of the said act were made applicable to the instant land in the year 2002 and thereby they said authority had ordered to deliver a piece of land containing by admeasurements 8775 Sq. Mtrs. to State Government free of cost. Accordingly the said land of 8775 Sq. Mtrs. was delivered to the Government of Maharashtra. After deduction of said land and as per the amended revenue records the area of each survey number described above was as under: Kh. No. 4/1 area 2.96 Hectares, Kh. No. 4/2 area 1.10 Hectares, Kh. No. 9/1 area 4.00 Hectares, Kh. No. 9/2 area 1.85 Hectares, Kh. No. 9/3 area 1.85 Hectares and Kh. No. 18 area 3.33 Hectares, thus totaling 15.09 Hectares; AND

That, Smt. Shalinibai Govindrao Kashikar and others later on applied for exemption to the aforesaid surplus vacant land containing by admeasurements 130500 Sq. Mtrs. under Talegaon Dabhade Scheme; AND

That, considering their application the Government of Maharashtra through competent Authority (U.L.C.), Nagpur vide his Order Dated 09-02-2006 passed in Case No. ATP/ULC/TD(646)/Beltarodi/2006/247 exempted the said Surplus vacant land Under Section 20(1)(2) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977)D-III Dated 15-01-1992 upon the several terms and conditions contained therein; AND

That, the aforesaid entire lands comprising Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-BELTARODI are converted for Non Agricultural Use by the Collector, Nagpur vide his Order Dated 08-04-2006 passed in Revenue Case No. 538/NAP-34/2005-2006; AND

That, on 08/11/2006 provisional Map in respect of total land admeasuring 15.09 Hectares bearing Kh. No. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-BELTARODI was sanctioned by Additional Collector and Competent Authority ULC Nagpur and Assistant Town Planner, ULC Nagpur; AND



That, during her life time said Smt. Shalinibai Govindrao Kashikar executed her WILL on 06-09-2008 and thereby she has bequeathed the said Khasra/Survey No. 4/1 of Mouza-BELTARODI having an area of 3.11 Hectares, Rental Rs. 16.00 to her son Shri. Mohan Govindrao Kashikar absolutely forever with heritable and transferable rights therein. The said Will Dated 06-09-2008 is duly notarized by Shri. Narendra G. Jetha, Advocate; AND

That, during the life time of Smt. Shalinibai Govind Kashikar, the Map in respect of Kh. Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. H. No. 38 Tahsil Nagpur Gramin District-NAGPUR was revised by Competent Authority vide sanction map dated 18/02/2015; AND

That, they said Smt. Shalinibai Govindrao Kashikar breathed her last on 04-08-2015 and consequent upon her death/demise the said Kh. No. 4/1 of Mouza-Beltarodi devolved upon her son Shri. Mohan Govindrao Kashikar, in terms of her last Will Dated 06-09-2008; AND

That, by the same Will date 06-09-2008, the said Smt. Shalinibai Govindrao Kashikar has bequeathed some plots of land as under: - Plot admeasuring 365 Sq. Mtrs. (numbered as Plot No. 57-A) to Shri. Kishor Govindrao Kashikar, Shri. Vishwas Kishor Kashikar, Shri Rupesh Kishor Kashikar; Plot admeasuring 365 Sq. Mtrs. (numbered as Plot No. 57-B) to Shri. Narayan Govindrao Kashikar, Shri. Sachin Narayan Kashikar, Smt. Anjali Girish Vaidya; Plot admeasuring 400.22 Sq. Mtrs. (numbered as Plot No. 56) to Shri. Padmakar Govindrao Kashikar, Mrs. Priti Ashish Saoji and Shri. Prasanna Padmakar Kashikar; Plot admeasuring 518.70 Sq. Mtrs. (numbered as Plot No. 104) to Shri. Vinod Govindrao Kashikar, Mrs. Shruti Vinod Kashikar and Shri. Anuj alias Shriram Vinod Kashikar; Plot admeasuring 382.50 Sq. Mtrs. (numbered as Plot No. 25, 128, 129) to Smt. Usha Dattatraya Saoji. Consequent upon her death/demise the said plots devolved upon the persons named hereinabove, in terms of her last Will Dated 06-09-2008, is around 0.68 Acres; AND

That the above mentioned property is present at standing in the name of Shri. Sanjay Govindrao Kashikar and Others. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that Shri. Sanjay Govindrao Kashikar and Others 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 Shri. Sanjay Govindrao Kashikar and Others 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.

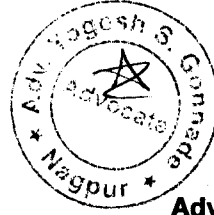


Sr. No.

- 1) 7/12 extract/P. R. Card as on date of application for registration in the name of 1) Shri. Saish Vijay Kashikar, 2) Smt. Pratisha Vijay Kashikar, 3) Shri. Sanjay Govindrao Kashikar, 4) Smt. Jaymala Vijay Kashikar, 5) Shri. Chandan Govindrao Kashikar, 6) Shri. Mohan Govindrao Kashikar, 7) Shri. Vinod Govindrao Kashikar, 8) Shruti Vinod Kashikar, 9) Shri. Padmakar Govindrao Kashikar, 10) Mrs. Priti Ashish Saoji, 11) Shri. Prasanna Padmakar Kashikar, 12) Shri. Kishor Govindrao Kashikar, 13) Shri. Vishwas Kishor Kashikar, 14) Shri Rupesh Kishor Kashikar, 15) Smt. Anjali Girish Vaidya, 16) Smt. Rekha Narayan Kashikar, 17) Shri. Sachin Narayan Kashikar, 18) Shri. Jaydeep Dattatraya Saoji, 19) Shri. Vaibhav Dattatraya Saoji, 20) Bharti Chandrakant Umalkar, 21) Pallavi Prasanna Paturkar.
- 2) Mutation Entry No. 2916
- 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.

NAGPUR

DATED 28-04-2023



Y. S. Gonnade

Adv. Yogesh S. Gonnade
(ADVOCATE)