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FORMAT- A
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To
MAHARERA,
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Agriculture land bearing Kh. No.92 (New KH No.92/1) of MOUZA – Sangam(Khairi), PH. No.50, within the limits of Tah- Hingna, Dist-NAGPUR (hereinafter referred as the said plot" ").

I have investigated the title of the said plot on the request of M/S Perfect Housing Co-Op Society, Nagpur- 440022 and following documents i.e :-

1. ALL THAT piece and parcel of land containing by admeasurements 1.20 H.R,(7650.70 Sq. Mtr.) being a portion of the entire land bearing Kh. No.92 (New KH No.92/1) of Mouza – Sangam (Khairi), PH. No.50, within the limits of Tah- Hingna, Dist- Nagpur. The said land is bounded on its four sides as under:

ON THE EAST	:	Land of Hemraj Aande
ON THE West	:	Land of Sadanand Kothare
ON THE North	:	Land of Uddhav Fale
ON THE South	:	Road and Land of Charan Devgade

2. Sale Deed executed before Sub-Registrar, Hingna bearing Registration No. 4899/2016 dated 09/12/2016 in favour of M/S Perfect Housing Co-Op Society, Nagpur- 440022.

3. 7/12 extract issued by Govt. of Maharashtra, Revenue Department, dated 20/02/2019 bearing mutation entry no. 3250.

4. Search report for 15 years from 2008 to 2023.
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 M/S Perfect Housing Co-Op Society, Nagpur- 440022 is clear, marketable and without any encumbrances.

Owners of the land :

M/S Perfect Housing Co-Op Society, Nagpur- 440022 of piece and parcel of land containing by admeasurements 1.20 H.R, (7650.70 Sq. Mtr.) being a portion of the entire land bearing Kh. No.92 (New KH No.92/1) of MOUZA – Sangam(Khairi), PH.No.50, within the limits of Tah- Hingna, Dist-NAGPUR

Details/description of the documents scrutinized:			
Sr. No.	Date of Docs.	Name of Document	Whether Original/ Certified / True Copy/ Photostat
i)	9.12.2016	Copy of Sale Deed in favour of M/S Perfect Housing Co-Op Society, Nagpur through its Secretary Shri Ashok Rambhau Bhoyar	Photocopy

Brief history of the property and how the present title holder/owner has derived the title. Give the derivation/history of tile in chronological order-Search and Investigation:

SEARCH IN SUB-REGISTRAR OFFICES HINGNA, NAGPUR

A) Location of Property (the Particulars of the Sub-District within which the Property is located and the address of the Registering officer. In case the property is situated in more than one sub- district/district. The particulars of all the concerned Sub-District/District and the address of the registering offices to be given.

B) Search and Investigation: (The search in the records such as Index-1, Index-2, Book No.1/Supplementary Book No.1 should be made for the past 15 years to trace any encumbrances is created on the property. **A brief narration may be given on the route and chain of title for 15 years** and how the title is conferred on the present title holder. The details of the book/index searched by Advocate to be state. In the event of any break in the chain of title or in case of any mortgage, charge or encumbrance subsists over the property, the details thereof specifying how the break in the chain of tile took place to be stated.

I have caused search of Index-II of Sub-Registrar Offices Hingna Nagpur, **Mouza- Sangan (Khari)** pertaining the property in question form the records in the office of the Sub-Registrar records of the office of the Sub-Registrar Offices Hingna Nagpur are searched for the years commencing from 2008 to 2023 by paying the search fees of Rs. 375/- the Original Cash Receipt dated 09.10.2023 bearing No. HGN-02023 in the office of the Sub-Registrar Hingna is enclosed herewith.

That on the basis of the information given & the documents placed before me by the client and the search of the available records taken by me, I observed the following chain in the title history of the above said property:-

1. It seen from the records as well as documents supplied to me, originally Damodar Gangaram Fale, Shilabai Tulsidas Ukey @ Shilabai Dnyaneshwar Ukey and Parvatabai Gangaram Fale were the exclusive owner of All that piece and parcel of land bearing KH No.92 of Mouza – Sangan (Khari), P.H No. 50 in Tah- Hingna, Dist. NAGPUR. That the name of the above name was recorded as absolute owner in the revenue records.

2. That, NHAI acquired the land admeasuring 0.14 HR for National Highway No.7 out of 1.34HR. Thereafter NIT issued a letter and grant permission on 13.07.2015 as remaining land i.e. 1.20 Hr (7650.70 Sq. Mtr.) are used as agriculture land.

3. That, the Parvatabai Gangaram Fale died and after his death the legal heirs of Pravatabai give consent to Damodar Gangaram Fale and Shilabai Tulsidas Ukey to sell the above said property.

4. That the Damodar Gangaram Fale and Shilabai Tulsidas Ukey were sold land bearing KH No.92 of Mouza – Sangan (Khari), P.H No. 50 in Tah- Hingna to M/S Perfect Housing Co-Op Society, Nagpur through its Secretary Shri Ashok Rambhau Bhoyar, by way of Sale Deed dated 09.12.2016 and which is duly registered in the office of Joint Sub Registrar Hingna Nagpur at Sr. No. 4899 on even date.

5. That, after obtaining Regularization letter regarding the aforesaid land bearing KH No.92 of Mouza – Sangan (Khari) is issued by the Nagar Parishad Wanadongri Vide its Permit No. NPV/NRV/ABN/204 of 2023, dated 19.01.2023. As per the said Regularization letter, the area of the said land bearing KH No.92 of Mouza – Sangan (Khari) is shown and declared as 1.20 HR (7650.70 Sq. Mtr.) along with New Kh. No.92/1.

6. That the names of the Present Title Holders M/S Perfect Housing Co-Op Society, Nagpur is recorded in the 7/12 extract.

7. That it is pertaining to note here that the physical possession of said property i.e. KH No.92 of Mouza – Sangan (Khari) is still with the Present Title Holder.

8. That for the purpose of verification of title, the following documents relating to the property bearing KH No.92/1 of Mouza – Sangan (Khari) are provided to us:-

(i) Copy of Sale Deed dated 09.12.2016

9. That all these aforesaid documents are produced before us are in photocopies. It is necessary to verify the original copies in the custody of the

aforesaid present title holder. That in the like manner it is further necessary to obtain an Affidavit from the aforesaid present title holder that he/they has not executed any unregistered Deed of documents whereby his ownership rights is/are affected, diluted or a third party interest is created.

10. That, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of KH No.92 of Mouza – Sangan (Khari) for the period of 15 years (i.e. from 2008 to 2023) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH009200489202324E dated 09/10/2023, the Original Receipt of the same is enclosed herewith.

11. The aforesaid present title holders M/S Perfect Housing Co-Op Society, Nagpur, hold a good, valid and marketable title in respect of his/their/its aforesaid property and therefore the present title holders can very well Sell/mortgage her/their/its property.

12. Therefore on the basis of search and documents placed before me, I am of the opinion that I have not found any adverse remarks in respect of the aforesaid property and the Present Title Holders holds good valid and marketable title thereto after muted his name in revenue record as well as Nagpur Municipal Corporation.

13. That, on the basis of record available online with the offices of the Sub-Registrar and the entries as noted and verifying the documents, I have no problem to prepare the Search report. I have verified the concerned record with utmost care so that there should not be any doubt in any regards.

14. However, since the said verification is conducted from online search which involves the online perusal of volumes of record there is likelihood of human error, which can arise in the given circumstances even at the hands of

person acting with great caution and sincerity. Needless to mention chance of causing such error is almost nil.

15. That the said property can be a subject matter of security against the financial assistance to be advanced by the Bank. The Bank / Financial Institution can create a charge over the said property by obtaining the relevant documents

16. It is suggested that the owner of the said property should swear an affidavit regarding his ownership and no encumbrances over the referred property.

CRITICAL TITLE DOCUMENTS REQUIRED TO BE COLLECTED IN ORIGINAL

1. Copy of Sale Deed.
2. 7/12 Extract/ Property card in respect of the said property in the name of M/S Perfect Housing Co-Op Society, Nagpur
3. Indemnity bond protecting the bank from any losses that may occur due to any old pending litigation.
4. Self-declaration affidavit about non-pendency of litigation regarding concerned property.

Nagpur.

Dt.10-10-2023


ARVIND DUBEY
ADVOCATE

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ARVIND DUBEY
ADVOCATE
10/10/2023