

SUDHIR K. UDAPURKAR, ADVOCATE

Plot No. 158, EWS Housing Board Kavelu Quarters, Nandanvan,
Nagpur - 440009

M. No. 9370356360, 9922517844

FORMAT – A

(Circular No.

28/2021)LEGAL

TITLE REPORT

To,
Maharera,
Nagpur

Subject : Title clearance Certificate with respect of Kh. No. 126 situated at Mouza – Panjari (Farm), Tahsil – Nagpur (Gramin), District – Nagpur (hereinafter referred to as "Khasra No. 126).

Sir,

I have investigated the title of said Kh. No. 126 on the request of Mrs. Shilpa Ajit Mishra, R/o. House No. 3, Shiv Heights Society, Prithviraj Nagar, Opposite Beltarodi Police Station, Nagpur - 440034 and I have referred following documents referred in clause of this report:

1. Description of Property : All That piece & parcel of Land bearing Khasra No. 126 admeasuring 0.52 Hectare Aar (i.e. 5200 Sq. Mtrs.), Patwari Halka No. 42, Account No. 2463, Aakarni Rs.1.60 in Bhogwatdar Class - I rights of Mouza - Panjari (Farm), situated at Panjari (Farm), Tahsil Nagpur (Gramin), District - Nagpur, within the limits of Nagpur Metropolitan Region Development Authority, Nagpur (NMRDA).

2. The sequence of Title Document Referred :

- a) Original Sale Deed dated 16/12/2020
- b) Original Correction Deed dated 16/02/2021
- c) Original Copy of 7/12
- d) Approved Sanction Map
- e) Certified Copy of Adhikar Abhilekh
- f) Certified Copy of Old 7/12 Extracts
- g) Original Sale Deed dated 23/03/2024

3. Search report for 30 years from 1994 till 2023

4. Conclusion: On perusal of above mentioned documents and other relevant documents relating to the title of said property. I am of the opinion that the title of Mrs. Shilpa Ajit Mishra is clear, marketable and without any encumbrances.

Owner of Land

1. Mrs. Shilpa Ajit Mishra
2. Qualifying comments/remarks if any : Good Title of Land Owner
3. The report reflecting the flow of title of Mrs. Shilpa Ajit Mishra on the said land is enclosed herewith as annexure.

Enclosed : Search Report

Dated : 29/05/2024



Sudhir K. Udagurkar
Advocate
158, E.W.S. Housing Board Qtr
Nandanvan, Nagpur - 9
Mob. - 9370356360

SUDHIR K. UDAPURKAR, ADVOCATE

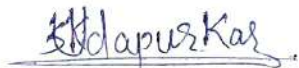
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FLOW OF THE TITLE OF THE SAID LAND

1. Certified Copy Adhikar Abhilekh
2. 7/12 Extract in the name of Old Owner
3. Sale Deed in the name of Mrs. Shilpa Ajit Mishra & Mrs. ShashikalaKeshavrao Khapre dated 16/12/2020
4. 7/12 Extract in the name of Mrs. Shilpa Ajit Mishra & Mrs. ShashikalaKeshavrao Khapre
5. Sale Deed in the name of Mrs. Shilpa Ajit Mishra dated 23/03/2024 and thereby the joint 50% Share of Mrs. Shashikala Khapre was purchased by Mrs. Shilpa Mishra vide registered Sale Deed dated 23/03/2024 and Now, Mrs. Shilpa Ajit Mishra is the sole & absolute owner of abovementioned land.
6. Litigation if any : No

Dated : 29.05.2024


Sudhir K. Udupurkar
Advocate
158, E.W.S. Housing Board Qtr
Nandanvan, Nagpur - 9
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NON ENCUMBRANCE CERTIFICATE AND TITLE VERIFICATION REPORT

On being instructed by Mrs. Shilpa Ajit Mishra, R/o. House No. 3, Shiv Heights Society, Prithviraj Nagar, Opposite Beltarodi Police Station, Nagpur - 440034 to take search of relevant record and investigate the title concerning the property identified as Agriculture Land bearing Khasra No. 126 admeasuring 0.52 Hectare Aar (i.e. 5200 Sq. Mtrs.), Patwari Halka No. 42, Account No. 2463, Aakarni Rs.1.60 in Bhogwatdar Class - I rights of Mouza - Panjari (Farm), situated at Panjari (Farm), Tahsil Nagpur (Gramin), District - Nagpur, within the limits of Nagpur Metropolitan Region Development Authority, Nagpur (NMRDA) (hereinafter referred to as the 'Said Property' for the sake of brevity).

The Applicant, Mrs. Shilpa Ajit Mishra is the Agriculturist/Business Woman by Profession. The Applicant required this Non-encumbrance Certificate cum Title Verification Reports for the purpose of Development of aforesaid land into a Residential Layout. Hence, on being instructed by the Applicant, the undersigned has taken the search of record maintained by revenue department & verify the documents registered in the Sub Registration Offices at Nagpur and had also perused the documents made available by the Applicants and I have noticed the following facts relevant for the purpose of arriving at a conclusion about the marketability of the title concerning said property:-

- 1) I have directed the Applicant to produce relevant documents about the aforesaid property. They submitted the following documents viz :-
 - i) Sale Deed in respect of Agriculture Land bearing Khasra No. 126 total area admeasuring 0.52 Hectare Aar (i.e. 5200 Sq. Mtrs.) of Mouza - Panjari (Farm) executed by Mr. Mahadev Tulsiram Kamble, R/o. 303, Medical

Chowk, Near NIT Garden, Dahipura, Untakhana, Nagpur - 440009 (Vendors) in the name of Mrs. Shilpa Ajit Mishra & Shashikala Keshavrao Khapre (Purchaser) & said Sale Deed is duly registered before Sub-Registrar, Nagpur - 7 at Document Number NGN- 07-9198/2020 on dated 16/12/2020.

ii) Correction Deed in registered Sale Deed dated 16/12/2020 bearing Document No.NGN-07-9198/2020 registered before Sub-Registrar, Nagpur - 7 in respect of same Agriculture Land bearing Khasra No. 126 of Mouza - Panjari (Farm) for correction in Khasra Number executed by Mr. Mahadev Tulsiram Kamble, R/o. 303, Medical Chowk, Near NIT Garden, Dahipura, Untakhana, Nagpur - 440009 (Vendors) in the name of Mrs. Shilpa Ajit Mishra & Shashikala Keshavrao Khapre (Purchaser) & said Correction Deed is duly registered before Sub-Registrar, Nagpur - 7 at Serial Number NGN-07- 3396/2021 on dated 16/02/2021.

iii) 7/12 Extract in respect of Khasra No. 126 of Mouza - Panjari (Farm) bearing name of Applicants dated 23/08/2021.

2) I have perused the title documents submitted by the Applicant & also verify these documents from concern Sub-Registrar Offices. I have also verified the entries of 7/12 extract by taking online search and by taking search from concern record section of Nagpur (Gramin), Tahsil Office & concern Patwari Record. The title regarding the property stated hereunder since last 30 years shows following chain of transaction as per my observation i.e.

- a) That, as per Adhikar Abhilekh Panji revenue record of Nagpur (Gramin) Tahsil Office, Nagpur entry at Serial Number 25, Page No. 13, originally the Agriculture Land bearing Khasra No. 21/3 total area admeasuring 2.42 Hectare Aar (i.e. 24200 Sq. Mtrs.) (6.00 Acre), Land Revenue Rs.8.13/- of Mouza - Panjari (Farm) was belongs to Mr. Tulsiram Maroti Kamble & his brother, Mr. Rama Maroti Kamble and said entry taken on it as per Jamabandi Record in the year 1954-1955.
- b) That, as per Adhikar Abhilekh Panji revenue record of Nagpur (Gramin) Tahsil Office, Nagpur entry at Serial Number 26, Page No. 13, originally the Agriculture Land bearing Khasra No. 21/4 total

area admeasuring 0.81 Hectare Aar (i.e. 8100 Sq. Mts.) (2.06 Acre), Land Revenue Rs.2.15/- of Mouza - Panjari (Farm) was belongs to Mr. Tulsiram Maroti Kamble & his brother, Mr. Rama Maroti Kamble and said entry taken on it as per Jamabandi Record in the year 1954-1955.

- c) That, as per Adhikar Abhilekh Panji revenue record of Nagpur (Gramin) Tahsil Office, Nagpur entry at Serial Number 23, Page No. 12, originally the Agriculture Land bearing Khasra No. 57/1-G total area admeasuring

1.17 Hectare Aar (i.e. 11700 Sq. Mtrs.) (2.90 Acre), Land Revenue Rs.3.10/- of Mouza - Panjari (Farm) was belongs to Mr. Tulsiram Maroti Kamble (Tulsya Motya Kamble) and on same Page No. 12 at Serial Number 23 of Adhikar Abhilekh Panji revenue record of Nagpur (Gramin) Tahsil Office, Nagpur, the Agriculture Land bearing Khasra No. 57/2-G total area admeasuring 0.83 Hectare Aar (i.e. 8300 Sq. Mtrs.) (2.06 Acre), Land Revenue Rs.1.90/- of Mouza - Panjari (Farm) was belongs to Mr. Tulsiram Maroti Kamble (Tulsya Motya Kamble) and said both entries were taken on it as per Jamabandi Record in the year 1954- 1955.

- d) That, on careful perusal of Adhikar Abhilekh Panji there is entry to the effect that Mr. Tulsiram Kamble was died on 13/03/1967 leaving behind his Son, Devman, Balkrushna, Mahadev and daughter, Smt. Laxmibai W/o Kisan Thool, Smt. Sitabai W/o Pandurang, Smt Mahananda W/o Mahadev Wankhede at Entry No. 26 of Khasra No. 21/4 at Page No. 13, Entry No. 23 of Khasra No. 57/1-G & Khasra No. 57/2-G at Page No. 12.

- e) That, further entry at Serial Number 47, Page No. 26 of Adhikar Abhilekh Panji revenue record of Nagpur (Gramin) Tahsil Office, Nagpur, the Agriculture Land bearing Khasra No. 75 total area admeasuring 0.20 Hectare Aar (i.e. 2000 Sq. Mtrs.) (0.50 Acre), Land Revenue Rs.0.40/- of Mouza - Panjari (Farm), Khasra No. 77 & 78 total area admeasuring 1.58 Hectare Aar (i.e. 15800 Sq. Mtrs.) (3.90 Acre), Land Revenue Rs.3.00/- of Mouza - Panjari (Farm) and Khasra No. 82 total area admeasuring 2.35 Hectare Aar (i.e. 23500 Sq. Mtrs.) (5.80 Acre), Land Revenue Rs.9.40/- of Mouza - Panjari (Farm) was belongs to Mr. Balkisan S/o Tulsiram Kamble and Mahadev Tulsiram Kamble with a note of $\frac{1}{2}$ share on it as per Jamabandi Record in the year 1954-1955.

- f) That, concern Patwari of Mouza-Panjari (Farm) also issue me 7/12 of Agriculture Land bearing Khasra No. 75 total area admeasuring 0.20 Hectare Aar (i.e. 2000 Sq. Mtrs.), Land Revenue Rs.0.25/- of Mouza - Panjari (Farm), Khasra

No. 77 & 78 total area admeasuring 1.58 Hectare Aar (i.e. 15800 Sq. Mtrs.), Land Revenue Rs.3.00/- of Mouza - Panjari (Farm) and Khasra No. 82 total area admeasuring 2.35 Hectare Aar (i.e.23500 Sq. Mtrs.), Land Revenue Rs.9.40/- of Mouza - Panjari (Farm) for the crop year 1979-1980 and 1980-1981 bearing the name of Mr. Balkisan Tulsiram Kamble and Mr. Mahadev Tulsiram Kamble, Both Residence of Panjari, Nagpur.

- g) That, concern Patwari of Mouza-Panjari (Farm) also issue me 7/12 extract of Agriculture Land bearing Khasra No. 126 total area admeasuring 0.52 Hectare (i.e. 5200 Sq. Mtrs.), Land Revenue Rs. 1.60/- of Mouza - Panjari (Farm) in the name of Mr. Mahadev Tulsiram Kamle, R/o. Panjari, Nagpur for the crop year of 1985-1986, 1986-1987. The 7/12 extract of Khasra No. 126 total area admeasuring 0.52 Hectare (i.e. 5200 Sq. Mtrs.), Land Revenue Rs. 1.60/- of Mouza - Panjari (Farm) in the name of Mr. Mahadev Tulsiram Kamle, R/o. Panjari, Nagpur for the crop year of 1998-1999 to 2002-2003. The 7/12 extract of Khasra No. 126 total area admeasuring 0.52 Hectare (i.e. 5200 Sq. Mtrs.), Land Revenue Rs. 1.60/- of Mouza - Panjari (Farm) in the name of Mr. Mahadev Tulsiram Kamle, R/o. Panjari, Nagpur for the crop year of 2010-2011 to 2015-2016.

3) That, the documents provided by Mrs. Shilpa Mishra to me was personally verified by me in all concern Sub-Registrar offices at Nagpur & also verify the mutation entries of 7/12 Extract from Revenue Records, Nagpur (Gramin), Tahsil Office and on perusal of all title documents & entries in 7/12 Extract the names of Mrs. Shilpa Ajit Mishra and Mrs. Shashikala Keshavrao Khapre were duly mutate in revenue records being joint owner of aforesaid land. Further on verification of Sale Deed dated 23/03/2024, it made clear for me that Mrs. Shashikala Keshavrao Khare has sold her 50% undivided sharein aforesaid land to Mrs. Shilpa Ajit Mishra, said Sale Deed is also duly registered before Sub-Registrar, Nagpur - 7 at Sr. No.NGN07-4083/2024 on dated 23/03/2024, hence, I am fully

satisfied about the execution & registration of all documents as referred at Clause No. 1(i) to 1(iv) mention above. Further, in my observation and verification the documents mentioned at Clause No. 1(i) to 1(iv) are found to be true and genuine one. Which confirm the title of Mrs. Shilpa Ajit Mishra on total land of Kh. No. 126 Mouza- Panjari (Farm).

4) The chain of aforesaid documents at Clause 2(a) and 2(b) clearly shows that Agriculture Land bearing Khasra No. 21/3 total area admeasuring 2.42 Hectare Aar (i.e. 24200 Sq. Mtrs.) (6.00 Acre), Land Revenue Rs.8.13/- and Khasra No. 21/4 total area admeasuring 0.81 Hectare Aar (i.e. 8100 Sq. Mtrs.) (2.06 Acre), Land Revenue Rs.2.15/- both land situated at Mouza - Panjari (Farm) was owned and possessed by Mr. Tulsiram Maroti Kamble alongwith his brother, Mr. Rama Maroti Kamble. Which is sufficient for me to come to the conclusion that in the year 1954 till 13th March, 1967, the father of Mr. Mahadev Tulsiram Kamble has possessed adequate land of tentative 4.00 Acre during his lifetime.

5) The chain of aforesaid documents at Clause 2(c) clearly shows that the Agriculture Land bearing Khasra No. 57/1-G total area admeasuring 1.17 Hectare Aar (i.e. 11700 Sq. Mtrs.) (2.90 Acres), Land Revenue Rs.3.10/- and the Agriculture Land bearing Khasra No. 57/2-G total area admeasuring 0.83 Hectare Aar (i.e. 8300 Sq. Mtrs.) (2.06 Acres), Land Revenue Rs.1.90/- both land situated at Mouza - Panjari (Farm) was belongs to individual name of Mr. Tulsiram Maroti Kamble. Which is sufficient for me to come to the conclusion that in the year 1954 till 13th March, 1967, the father of Mr. Mahadev Tulsiram Kamble has possessed adequate land of tentative 4.96 Acre during his lifetime and in all he possesses near about 9.00 Acre of lands during his lifetime.

6) The chain of aforesaid documents at Clause 2(d) to 2(f) clearly shows that Mr. Mahadev Tulsiram Kamble has acquired additional land alongwith his brother, Mr. Balkisan Tulsiram Kamble either by way of Partition, Gift, Will or acquired some additional lands from any person. Though on documentary level it is not possible for me to specifically evaluate it, because of non-availability of specific fejar number & record, still it is sufficient & clear on it for me that Mr. Mahadev Tulsiram Kamble

is the owner of tentative 5.00 Acre of land in all till the year 1984.

7) The chain of aforesaid documents at Clause 2(g) clearly shows that Mr. Mahadev Tulsiram Kamle had/has uninterruptedly the owner of Agriculture Land bearing Khasra No. 126 total area admeasuring 0.52 Hectare (i.e. 5200 Sq. Mtrs.), Land Revenue Rs. 1.60/- of Mouza - Panjari (Farm) from the year 1985-1986 till the year 2015-2016 and his title further confirm by online entry of 7/12 & Gau Namuna 8-A dated 02.11/2020 attach to the Sale Deed in the name of Mrs. Shilpa Ajit Mishra and Mrs. Shashikala Keshav Khapre. He transfers the aforesaid land by way of Sale Deed referred in Clause 1(i) to 1(ii) in the name of Mrs. Shilpa Ajit Mishra and Mrs. Shashikala Keshavrao Khapre. Even name Applicant and Mrs. Shashikala Keshavrao Khapre are duly mutated in 7/12 Extract of Revenue Department. Which is sufficient for me to come to a conclusion that the aforesaid Applicant alongwith one Mrs. Shashikala Keshavrao Khapre are the absolute joint owner of the aforesaid Agriculture Land bearing Khasra No. 126 admeasuring 0.52 Hectare Aar (i.e. 5200 Sq. Mtrs.) situated at Mouza - Panjari (Farm). Further, I am satisfied about title of Applicant and Mrs. Shashikala Keshavrao Khapre on said Agriculture Land as good & valid one. In view of the aforesaid verification and search, I did not find any adverse entries in respect of aforesaid land in question and on the basis of aforesaid documents & my search, I am of opinion that, the above referred property is owned & possessed jointly by Mrs. Shilpa Ajit Mishra & Mrs. Shashikala Keshavrao Khapre as absolute owner of aforesaid land till dated 22/03/2024. Further on verification of Sale Deed mentioned at Clause No. 1(iv), it made clear for me that Mrs. Shashikala Keshavrao Khare has sold her 50% undivided share in aforesaid land to Mrs. Shilpa Ajit Mishra, said Sale Deed is also duly registered before Sub-Registrar, Nagpur - 7 at Sr. No. NGN07- 4083/2024 on dated 23/03/2024, hence, I am fully satisfied about the execution & registration of all documents as referred at Clause No. 1(i) to 1(iv) mention above. Further, in my observation and verification the documents mentioned at Clause No. 1(i) to 1(iv) are found be true and genuine one. Which confirm the title of Mrs. Shilpa Ajit Mishra on total land of Kh. No. 126 Mouza- Panjari (Farm) and there is no impediment on the aforesaid property as per my own view. Still, it is my personal suggestion for all third parties or any bank that they/it must take a reasonable Declaration & Affidavit from the Applicant in respect of her title on said land and also

taken a Declaration and Affidavit that she has not mortgaged the aforesaid lands in any Society, Banks or any Other Financial Institutions or no dispute of any kind whatsoever is being pending in respect of aforesaid land in question before any Competent Court of Law. I, further suggest that any third party who wanted to make any transaction with Applicant must publish a News Paper Publication to call any unregistered objection if any. As per information provide by Applicants to me, she has already publish a News Paper Publication in one News Paper circulate at Nagpur and call objection before their registration from public at large. But, no one has put up their objection till today. In view of discussion referred above, I am issuing this Non-encumbrance Certificate and Title Verification Report on this 30th day of April, 2024 at Nagpur for following agriculture land.

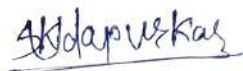
SCHEDULE OF ROPERTY

ALL THAT piece parcel and parcel of Land bearing Khasra No. 126 admeasuring 0.52 H. R. (i.e. 5200 Sq. Mtrs.), Patwari Halka No. 42, Account No. 2463, Aakarni Rs. 1.60 in Bhogwatdar Class - I rights of Mouza - Panjari (Farm), situated at Panjari (Farm), Tahsil Nagpur (Gramin), District - Nagpur, within the limits of

Nagpur Metropolitan Region Development Authority, Nagpur (NMRDA) and the Said Land is bounded as under:-

On its East	- by Road
On its West	- by Nala
On its North	- by Khasra No. 127
On its South	- by Nala

By



Sudhir K. Udaypurkar
Advocate
158, E.W.S. Housing Board Qtr
Nandanvan, Nagpur - 9
Mob. - 9370356360

Nagpur
Dated : 29/05/2024

SUDHIR K. UDAPURKAR, ADVOCATE

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1. Mrs. Shilpa Ajit Mishra
2. Qualifying comments/remarks if any : Good Title of Land Owner
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