Pandey & Associates

ADVOCATES

Legal Advisor Property Consultant & Real Estate

Office : 207, Vidarbha Commercial Complex, Beside Sangam Theatre, Tiranga Chowk, Nagpur - 440 009
RESI 'Govind Villa', 490, Anand Nagar, Sakkardara Nagpur- 440 024
COURT : Room No. 224, 2nd Floor, Nyay Mandir, Civil Line, Nagpur - 440 001
Mobile 9822226947, 9373210029
Email : ravsanju@gmail.com

Date : 12/11/2024

To,

MAHA RERA

NAGPUR. (M.S.)

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect to the land situated at Mouza- Gotal Panjari Nagpur Gramin bearing Khasra No.34/1 situated within the limits of Nagpur Rural District Nagpur.I have investigated the title of the above mentioned property on the request of owner of the land Tajudin Baba Housing Agency Nagpur a registered partnership firm having its registration No. NGP-6600/2000-01 thorugh its Partner Bhaskar Hiraman Dandale & Smt Inkdutai Prabhakar Shingane, on the basis of following documents.

PROPERTY UNDER SEARCH

Mouza- Gotal Panjari P.H. No. 38 A Khasra No. 34/1 Account No.136 admeasures area 1.91 H.R. Jama Rs. 3.88 Class I right.

REPORT

1) That, I have examined the 7/12 extract dated 15/3/2023 handed over by the Partners of the Tajuddin Baba Housing Agency Nagpur Shri Bhaskar Dandade & Smt. Indutai Shingane which shows the name of Tajuddin Baba Housing Agency . I have paid online fee for conducting search of index Register and day book for the period of 30 years only as asked by your office from 1994 to 2024 from the office of Sub-Registrar Nagpur Gramin No.10 District Nagpur and the said Chalan is enclosed herewith.

2) During Search I noticed the entry of name of the registered partnership Firm Tajuddin Baba Housing Agency on 7/12 extract which is handed over to me .

3) The chain of transaction for last 30 years are as follows :-

I) That, the property was originally in the name of 1)Santoshrao Laxman Dandade 2)Gangu Marotrao Raut,3) Rangu Govindrao Mankar and 4) Anu Madhavrao Vaidya as per Ferfar patrak(mutation entry register) . The said property was purchased by Tajuddin Baba Housing Agency Nagpur on dated 2/11//2001 at serial No. 3340/2001 at Sub Registrar Nagpur No.1 (presently Nagpur Gramin No.10) Gramin from 1)Santoshrao Laxman Dandade 2)Gangu Marotrao Raut,3) Rangu Govindrao Mankar and 4) Anu Madhavrao Vaidya which admeasures area 1.91 H.R. That, the land purchased by the Tajudding Baba Housing Agency was in class II the said land converted into Class I right by the Tajudding Baba Housing Agency on dated 28/12/2001. That, the present owner Tajuddin Baba Housing Agency has mutated name on 7/12 Extract. That, the Tajuddin Baba Housing Agency carved the layout on the land of Khasra No.34/1 and applied to convert the land into Non agricultural use. That, the Collector on dated 26/2/2004 in Revnue case No. 390 NAP 34-2003-2004 converted the said land of Mouza Gotal Panjari into Non agricultural. The Tajuddin Baba Housing Agency sold out some plots of the land to the purchasers by way of registered sale deed and agreement to sale till 2017 to the various customers. That, the Collector cancelled the N.A. order of the land of Khasra No.34/1 of Tajjudin Baba Housing Agency as per the order dated 18/4/2011 in order No. 174 . The entry of the same is on 7/12 Extract.

4) On the basis of search and peruse of all the documents in photo copies supplied and shown to me by Tajudding Baba Hosing Agency Nagpur through its partners Shri Bhaskar Dandade and Indubai Shingne said property is although cleared and marketable but the some sale deeds and agreement to sale of plots executed in the name of some purchasers who purchased the plot in the land of khasra no. 34/1 from Tajuddin baba Housing Agencey Nagpur.

Owner of the land :- Tajuddin Baba Housing Agency Nagpur

As per 7/12 :- Khasra No. 34/1 .

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Date : 12/1/2024

5) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

(Adv. Ravi Pandey)

Encl: Annexure

Date :- 12/01/24

FLOW OF THE TITLE OF THE SAID LAND

Enclosure:-

1) 7/12 extract;
2) Sale deed of Tajuddin Baba Housing Agency dated 2/11/2001.
3) Class II to Class I order dated 28/12/2001 entry No.129.
4) Mutation Entry No.137 dt.15/12/2002
5) N.A. order of Collector dated 26/2/2004
6) N.A. order cancelled by the Collector ond dated 18/4/2011
7) Search Fee paid as per Chalan for 30 years.

Hence this Report.

Yours sincerely,

Nagpur

(Ravi Kumar Pandey)

Advocate

Date :- 12/1/2024