

Ref:

ADV. RAKESH U. SALVE

B.E., MBA, L.L.B.



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Bar council Reg No. MAH/364/2012.

FORMAT A
(Circular No. 28/2021)

To,

MAHA RERA
Nagpur

LEGAL TITLE REPORT

Subject :- Title Clearance certificate with respect of " Anand Glory-II" to be designed and carved layout on East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All that Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, deposit Rs. 19.65, Khate No. 689 of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur owned and held by M/S ANAND INFRA (Herein after referred as the said property).

1. I have investigated the title of the said property on the request of **M/S ANAND INFRA** through its Partners **Shri. Kailash Gangadhar Thakre, Shri. Tukaram Vyankatrav Gode, Shri Ravindra Gulabrao Kode** and on the basis of following document, I do hereby submit my report as under:

It is observed that from the records of the concerned authorities of revenue department that the **M/S ANAND INFRA** a partnership firm are the owner of the said property in question, the property and is more specifically described hereunder.

Schedule -1

DESCRIPTION OF PROPERTY

Only East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All That Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, deposit Rs. 19.65, Khate No. 689 of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur and the said property is bounded as under:-

On the East	: Khasara No. 103,
On the West	: Remaining portion of the same khasara No.
104/1,	
On the North	: Khasara No. 88,
On the South	: Pandhan Road.

2. Document Scrutinized are as under:-

- Copy of Index-2 Release Deed without consideration registered Document No. 7203, registered before Sub-Registrar, Nagpur-Rural, Nagpur on dated 10/07/2014,



- Certified copy of 7 and 12, 8-A record for the year, 2024 issued by the Talathi office.
- Certified copy of part map record issued by Town Planner, Nagpur Metropolitan Region Development Authority, Nagpur
- Certified copy of Gaon namuna No.6 Ferfar Sheet in name of M/S ANAND INFRA for the year 2024 mutation entry issued by the Talathi office.
- Copy of Non Agricultural land in Rev.case No. Rev.case No.05/NAP-34/2024-2025 on dated 08/08/2024 issued by the Tahsildar Saheb Nagpur Gramin, Nagpur.
- Copy of Tentative recommendation Residential Sanctioned Layout Map for the said land issued by the Executive Engineer-1, of Nagpur Metropolitan Region Development Authority, vide its letter No. 9367 of dated 07/05/2024.

3. That the aforesaid owner **M/S ANAND INFRA** acquired the title upon the property described in Schedule-1 by virtue of Sale Deed is duly registered at document No. 9951, in the office of the Sub-Registrar, No.7, Nagpur on dated 27/09/2023, and by virtue of aforesaid Sale Deed the owner of the said property i.e **M/S ANAND INFRA** are properly mutated/ recorded over the record of right vide **Ferfar Entry No. 1347 on dated 08/11/2023.**

4. That the title history of the property in question for more than last thirty years shows the following chain of transactions:-

- That as per records of the concerned authorities of revenue that the said land bearing khasara No. 104 were own, possessed and held by Raut family for more than 30 years of time period. Further, as per records of the concerned authorities of revenue that ALL That Piece and Parcel of agricultural field admeasuring area 4.20 H.R, Khasara No. 104/1, Mauja: Umargaon, P.H.No 36, Khate No. 360, Land Revenue deposit Rs.19.65, With in the limits of Village Umargaon, Tahsil Nagpur (Rural), District-Nagpur, were held, possessed and owned by jointly Shri Gunwant Gulab Raut and Smt. Shantabai Gulab Raut acquired the same by way of inheritances and succession right.
- That further the aforesaid Smt. Shantabai Gulab Raut had released without consideration all her undivided right on the said property in favour of Shri Gunwant Gulab Raut by way of Release Deed Without Consideration and the said Release Deed had been duly registered at document No.7203, in the office of the Sub-Registrar, Nagpur-Rural, Nagpur on dated 10/07/2014, and by virtue of said release the Shri Gunwant Gulab Raut had been entire owner of the property i.e agricultural field admeasuring area 4.20 H.R, Khasara No. 104/1, Mauja: Umargaon, P.H.No 36, Khate No. 360, Land Revenue deposit Rs.19.65, With in the limits of Village Umargaon, Tahsil Nagpur (Rural), District-Nagpur.
- That the said Shri Gunwant Gulab Raut had prepared a residential layout plan of plots to be designed and carved on the East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All that Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur and applied to the Nagpur Metropolitan Region Development Authority for its initial recommendation and sanctioning vide online BPMS system proposal No.27628 on dated 01/02/2023, and application of the said layout of plots has been



(3)

recommended for the sanctioned by the Executive Engineer-1, of Nagpur Metropolitan Region Development Authority, vide its letter No. 9367 on dated 07/05/2024 on mention terms and condition in it.

- **That** in the course of time the said Shri Gunwant Gulab Raut had sold Only East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All that Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur by way of sale deed in favour of M/S ANAND INFRA through its Partners Shri. Kailash Gangadhar Thakre, Shri. Tukaram Vyankatrav Gode, Shri Ravindra Gulabrao Kode which had been duly registered at document No. 9951 before Sub-Registrar, No.7, Nagpur on dated 27/09/2023.
- **That** the aforesaid owner M/S ANAND INFRA by virtue of Sale Deed have been properly mutated over the record of right as the owner thereof i.e Talathi (Patwari) 7/12 vide **Ferfar No. 1347 on dated 08/11/2023**, adhikar abhilekh abstract and entry of the same has shown on even date in the concerned revenue Offices and enjoyed property peacefully on even date without any disturbance, nuisance and or any third party intervenetion.
- That by the order of Tahsildar Saheb Nagpur (Gramin) in Rev.case No.05/NAP-34/2024-2025 on dated 08/08/2024 has converted the said agricultural land admesuring 1.8639 H.R (18639.534 Sq. Mtrs) of Khasara No. 104/1 of Mauja: Umargaon, P.H.No 36, for Non Agricultural residential purposes.
- I have caused the search of records of Registrar Office from Inspection Book No. (I) Index No. (II) and other relevant records, for last 30 years by paying necessary search fees vide **GRN MH012265931202425U, MH012267235202425U**. The original search fees receipt is enclosed herewith.

Thus the links in the chain of title have been properly established. It seems that all the transaction of the relevant records of Registrar offices, revenue department and concerned authorities are verified, with in the jurisdiction of Nagpur Gramin and District Nagpur .

That all the relevant documents of title placed before me have been verified and tallied from the records of Registrar of Documents and from the records of appropriate authorities.

I have persued concern documents i.e 7/12 abstract, record of 8A,gaon Namuna 6 abstract etc. and the said document adequately sufficient to prove title,ownership and possession of the stated owner and there is nothing, which is prejudicial or undesirable in said documents.

I have also confirmed from Government and Public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition by these authorities.

In result, I have to state that I have made necessary searches at the concerned Sub-Registrars offices up to date and as the result of such searches and verification of the records of concerned authorities, the property in question is found to be free from all types of encumbrances, the title of the property in question is found to be clear.



(4)

In my opinion that all document are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions of Bombay Stamp Act, 1958/Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered/attested, wherever documents require Registration/Attestation .

Evidence of Possession:- As per document scrutinized that the said owner namely **M/S ANAND INFRA** are in legal possession of the aforesaid more perfectly described in schedule property as stated above.

Litigation and Dispute:- I have not found any litigation or dispute relating to the said property.

Certificate :-

On the basis of search caused by me and the documents placed before me, and on perusal of the above mentioned list of documents relating to the title of the property , I am in opinion that the property in question are holding the same by the stated **M/S ANAND INFRA** and the described property is free from encumbrances, charges, liens and mortgages or any other claim affecting the clear title, and free from any anomaly and there are no charges on the same as on the date and therefore title of **M/S ANAND INFRA**, is clear , marketable and without any encumbrances

- **Remark:-** It is important to note that the said sanctioned residential layout of plots on the said Non Agricultural land admeasuring 1.8610 H.R is to be further final approved by the **Executive Engineer-1, of Nagpur Metropolitan Region Development Authority.**

The report is reflecting the flow of the title of **M/S ANAND INFRA** on the said land is enclosed herewith as annexure.

Date:- 09/12/2024

Place:-Nagpur

ADVOCATE RAKESH U. SALVE



Ref:

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Bar council Reg No.MAH/364/2012.

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Annexure

Title Flow of Property In name of M/S ANAND INFRA.

- ALL That Piece and Parcel of agricultural field admeasuring area 4.20 H.R, Khasara No. 104/1, Mauja: Umargaon, P.H.No 36, Khate No. 360, Land Revenue deposit Rs.19.65, With in the limits of Village Umargaon, Tahsil Nagpur (Rural), District-Nagpur, were held , possessed and owned by jointly Shri Gunwant Gulab Raut and Smt. Shantabai Gulab Raut acquired the same by way of inheritances and succession right.
- **That**, further the aforesaid Smt. Shantabai Gulab Raut had released without consideration all her undivided right on the said property in favour of Shri Gunwant Gulab Raut by way of Release Deed Without Consideration and the said Release Deed had been duly registered at document No.7203, in the office of the Sub-Registrar, Nagpur-Rural, Nagpur on dated 10/07/2014, and by virtue of said relase the Shri Gunwant Gulab Raut had been entire owner of the property i.e agricultural field admeasuring area 4.20 H.R, Khasara No. 104/1, Mauja: Umargaon, P.H.No 36, Khate No. 360, Land Revenue deposit Rs.19.65, With in the limits of Village Umargaon, Tahsil Nagpur (Rural), District-Nagpur.
- **That** the said Shri Gunwant Gulab Raut had prepared a residential layout to be designed and carved on the East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All that Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur and applied to the Nagpur Metropolitan Region Development Authority for sanctioning vide online BPMS system proposal No.27628 on dated 01/02/2023, and this application of the said layout of plot has been recommended for the sanctioned by the **Executive Engineer-1, of Nagpur Metropolitan Region Development Authority vide its letter No. 9367 on dated 07/05/2024 on mention terms and condition in it.**
- **That** in the course of time the said Shri Gunwant Gulab Raut had sold Only East side agricultural land portion admeasuring 1.861 H.R out of and on dividing North-South All that Piece and Parcel of agricultural land admeasuring area 4.20 H.R. bearing khasara No. 104/1, P. H. No.36, Occupancy right class 1, of Mauja Umargaon, Tahsil Nagpur (Rural) and District Nagpur by way of sale deed in favour of M/S ANAND INFRA through its Partners Shri. Kailash Gangadhar Thakre, Shri. Tukaram Vyankatrav Gode, Shri Ravindra Gulabrao Kode which had been duly registered at document No. 9951 before Sub-Registrar, No.7, Nagpur on dated 27/09/2023.



(2)

- That the aforesaid owner M/S ANAND INFRA by virtue of Sale Deed have been properly mutated over the record of right as the owner thereof i.e Talathi (Patwari) 7/12 vide **Ferfar No. 1347 on dated 08/11/2023**, adhikar abhilekh abstract and entry of the same has shown on even date in the concerned revenue Offices and enjoyed property peacefully on even date without any disturbance, nuisance and or any third party intervenetion.
- That by the order of Tahsildar Saheb Nagpur (Gramin) in Rev.case No.05/NAP-34/2024-2025 on dated 08/08/2024 has converted the said agricultural land admesuring 1.8639 H.R (18639.534 Sq. Mtrs) of Khasara No. 104/1 of Mauja: Umargaon, P.H.No 36, for Non Agricultural purposes.

Date:- 09/12/2024

Place:-Nagpur

ADVOCATE RAKESH U. SALVE





CHALLAN
MTR Form Number-6



GRN	MH012267235202425U	BARCODE			Date	09/12/2024-14:32:20		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 NGR, NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		ADV RAKESH U SALVE			
Location NAGPUR										
Year 2024-2025 From 09/12/1994 To 31/12/2014					Flat/Block No.		203 A SHYAMA ARCADE			
Account Head Details					Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE					475.00		Road/Street		TELEPHONE EXCHENAGE	
							Area/Locality		NAGPUR	
							Town/City/District			
							PIN		4 4 0 0 0 8	
					Remarks (If Any)					
					SERACH FOR KH NO 104/1,MJ UMARAGAON, TAHSIL					
					NAGPUR-RURAL, NAGPUR					
					Amount In		Four Hundred Seventy Five Rupees Only			
Total					475.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572024120992282 CPAENWDUO2	
Cheque/DD No.					Bank Date		RBI Date		09/12/2024-14:24:33 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
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 चालन "राइफ ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 9890138495





GRN	MH012265931202425U	BARCODE				Date	09/12/2024-14:21:26			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 RAKESH U SALVE							
Location NAGPUR														
Year 2024-2025 From 01/04/2014 To 08/12/2024					Flat/Block No.		203 A SHYAMA ARCADE							
Account Head Details				Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE				275.00	Road/Street		TELEPHONE EXCHANGE							
					Area/Locality		NAGPUR							
					Town/City/District									
					PIN			4	4	0	0	0	8	
					Remarks (If Any)									
					SEARCH FOR KH NO 104/1, MJ UMARAGAON, TAHSIL									
					NAGPUR-RURAL, DISTRICT NAGPUR									
					Amount In		Two Hundred Seventy Five Rupees Only							
Total				275.00	Words									
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN		Ref. No.		00040572024120991272			CPAENWCMB9		
Cheque/DD No.					Bank Date		RBI Date		09/12/2024-14:24:22			Not Verified with RBI		
Name of Bank					Bank-Branch			STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date			Not Verified with Scroll						

Department ID : Mobile No. : 9890138495
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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