NIKHIL A. LAD, MANJUSHA N. LAD
ADVOCATE

OFFICE :- Flat No. 202, 2nd Floor Nupur Commercial Complex, Beside ICICI Bank, Near Sangam Restaurant, Medical Square Nagpur-440009.
OFFICE :- Block No. 12 &13 Panchwati Park 1st Floor Court Building Hingna, Tah. & Dist. Nagpur.441110.
COURT :- 309, District Court Building 3rd Floor, Civil Lines, Nagpur-440001.

Ref.no._____ **Date.:**

LEGAL OPINION

To submit the Legal Opinion as regards the property as mentioned in the schedule, I, **Nikhil A. Lad Advocate**, Nagpur, do hereby submit my report on the basis of documents placed before me by **SAU SMT. USHA W/o, DEEPAK THUL (Before Marriage USHA D/o, YESHWANTRAO NITNAWARE), Nagpur** as under:-

(1) **The description of documents placed before me for scrutiny in order to enable me to give report is as follows:-**

a) Copy of Sale Deed executed by **SMT. TARABAI Wd/O, YESHWANT NITNAWARE** as owner in favor of **SMT. USHA W/o, DEEPAK THUL** vide Sale Deed dated 24.09.2015 duly registered before the Sub-Registrar Hingna at Serial No.4340/2015

b) Copy of 7/12 Extract on the name of SMT. TARABAI Wd/ YESHWANT NITNAWARE.

c) Copy of Ferfar Panji duly issued revenue department of Gram Adhikari Hingna duly issued on Dated 13.07.2015

d) Copy of Zone Certificate duly issued by Nagpur Improvement Trust on Dt. 17.08.2015 indicating the layout in Residential zone-4.

e) Copy of Temporary sanction letter duly sanction and approved by Nagpur Improvement Trust on Dt. 04.01.2020 vide letter No. 3276.

f) Copy of Demand Note duly issued by Nagpur Metropolitan Region Development Authority on Dt. 28.01.2020.

g) Copy of RTGS payment receipt of Rs. 11,97,882/- duly paid by applicant through Vijaya Bank, Trimurti nagar Branch Nagpur on Dt. 19.03.2020, vide its Transaction No. BARBR52020031900170201, UTRNO. BARBA20079170201.

h) Copy of Sanction of Residential layout plan duly sanction and approved by Executive Engineer Nagpur Metropolitan Region Development Authority on Dt. 15.05.2020 vide letter No. E.E./NMRDA/282.

i) Copy of N.A. order duly issued by Collector Nagpur on Dt. 04.03.2020 vide its No. RAMA. NO. 18/N.A.P-34/MOUZA-TAKALI/2019-20.

j) Copy of release letter duly issued by Nagpur Metropolitan Region Development Authority through its Executive Engineer on Dt. 27.05.2020 vide its letter No. E.E./NMRDA/419 for Plot No. 1, 20, 21, 23, 34.

k) Copy of 7/12 Extract of each plot vide its plot Nos. 1 To 36 on the name of SMT. USHA W/o, DEEPAK THOOL.

(2) **DESCRIPTION / SCHEDULE OF PROPERTY IS AS FOLLOWS:-**

(3) **ALL THAT PIECE AND PARCEL OF LAND BEARING Kh. No. 17/1, P.H. NO. 45**, OF **MOUZA- TAKALI**, Tah. Hingna, Dist.Nagpur, Total Admeasuring about 0.99 H.R. (9900.00 Sq. Mtrs) out of Approved Layout at Admeasuring about 0.8995763 H,R (8995.763 Sq. Mtr.) by dividing individual plot vide its No.1 to 36, Within the Limits of Nagpur Improvement Trust Tah. & Dist. Nagpur

EAST	: Kh. NO. 18.
WEST	: Pandhan Road.
NORTH	: Kh. No. 29
SOUTH	: Remaining Land of Kh. No. 17.

3) **FLOW OF THE TITLE AND HISTORY OF THE SAID PROPERTY:-**

WHEREAS, originally **SMT. TARABAI Wd/o, YESHWANT NITNAWARE** is the owner of all that piece and parcel of land bearing **KH. No. 17** Total admeasuring an area of 3.05 H.R of **MOUZA – TAKALI, P.H. NO. 45, Class- I, Khata No. 22,** Tah. Hingna, Dist. Nagpur.

WHEREAS, the said **SMT. TARABAI Wd/o, YESHWANT NITNAWARE** gifted her own acquired 1.01 H.R. Agricultural land to her daughter **SAU USHA W/o, DEEPAK THUL (Before Marriage USHA D/o, YESHWANTRAO NITNAWARE),**

AND WHEREAS, the **SAU USHA W/o, DEEPAK THUL (Before Marriage USHA D/o, YESHWANTRAO NITNAWARE),** converted the Agricultural land into Non Agricultural for Residential purposes by carving and dividing Individual plots for intended purchasers.

AND WHEREAS, the said land was duly sanction and approved for Residential purposes by Nagpur Metropolitan Region Development Authority.

The link in the chain of title has been properly established. All the transactions have been duly verified from the relevant records of registrar of documents, etc. I have also taken search from the office of the concerned sub-registrar for a period of 13 years by paying fees of Rs. 325/- .

On the basis of searches made by me and the documents placed before me, I certify that the property referred in the schedule is owned by the present owner.

The all the relevant documents of the title placed before me are copies only. I could not verify the originals with its Xerox copies since the originals ..

All necessary parties have been joined in the documents and the documents have desired effect, facts and events material to title have been satisfactorily proved.

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I have perused the concerned documents and the said documents adequately safeguard the interest of the said applicant and there is nothing, which is prejudicial or undesirable in the said documents.

In the result, I have to state that I have made necessary searches at the concerned Sub-Registrar's offices , N.M.R.D.A officials up-to date As the result of such searches and on the basis of the same, I here by state that the said property is free from all charges and has got a clean & marketable title except the loan and Allotment Letter.

(4) OPINION

Hence in my opinion I have to state that as on date there is no impediment if the said property and such property will be good and marketable. However an affidavit may be obtained from the vendor stating that the title of the said property is clear and marketable and is not mortgaged. An affidavit may also be obtained from the vendor stating that the documents submitted by him are originals and not fake or forged.

Hence this report and opinion.

Nagpur
Dated : 23.06.2020

N.A. LAD
Advocate