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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey/**Khasra Nos. 24/1, 24/B/3, 41/1, 41/3, 42, 43/1 and 46**, having an area of **1.96 Hectare R., 0.98 Hectare R., 0.38 Hectare R., 0.13 Hectare R., 0.43 Hectare R., 1.13 Hectare R. and 1.28 Hectare R.** respectively, Rental Rs. 7.45/- Yearly, Rs. 2.05/- Yearly, Rs. 1.27/- Yearly, Rs. 0.43/- Yearly, Rs. 2.44/- Yearly, Rs. 3.50/- Yearly and Rs. 5.33/- Yearly respectively, all held in Occupancy Class-1 Rights, Khate No. 32, 357, 406, 401, 363, 508 of **Mouza – PENDHARI (RITHI)**, P.S.K. 6, TOGETHERWITH a Layout proposed to be carved on the said land, situated at Village – Pendhari (Rithi), within the limits of the Grampanchayat Pendhari (Rithi) in Tahsil – Hingna and District – NAGPUR **(hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THOSE Pieces and Parcels of lands bearing Survey/**Khasra Nos. 24/1, 24/B/3, 41/1, 41/3, 42, 43/1 and 46**, having an area of **1.96 Hectare R., 0.98 Hectare R., 0.38 Hectare R., 0.13 Hectare R., 0.43 Hectare R., 1.13 Hectare R. and 1.28 Hectare R.** respectively, Rental Rs. 7.45/- Yearly, Rs. 2.05/- Yearly, Rs. 1.27/- Yearly, Rs. 0.43/- Yearly, Rs. 2.44/- Yearly, Rs. 3.50/- Yearly and Rs. 5.33/- Yearly respectively, all held in Occupancy Class-1 Rights, Khate No. 32, 357, 406, 401, 363, 508 of **Mouza – PENDHARI (RITHI)**, P.S.K. 6, TOGETHERWITH a Layout proposed to be carved on the said land, situated at Village – Pendhari (Rithi), within the limits of the Grampanchayat Pendhari (Rithi) in Tahsil – Hingna and District – NAGPUR and the said entire layout is bounded as under :-

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Boundary of Khasra No. 24/1 :-

ON THE EAST	-	KHASRA NO. 24/2.
ON THE WEST	-	SHIVDHURA.
ON THE NORTH	-	KHASRA NO. 23/1.
ON THE SOUTH	-	KHASRA NO. 43 & 42.

Boundary of Khasra No. 24/B/3 :-

ON THE EAST	-	LAND OF MR. NILKANTH KUBDE & MRS. SUMITRA KUBDE, ROAD, M/S MENDALE PHARMA.
ON THE WEST	-	KHASRA NO. 24/2.
ON THE NORTH	-	KHASRA NO. 23/3.
ON THE SOUTH	-	KHASRA NO. 41/1.

Boundary of Khasra No. 41/1 :-

ON THE EAST	-	KHASRA NO. 40.
ON THE WEST	-	KHASRA NO. 41/2.
ON THE NORTH	-	KHASRA NO. 24/3.
ON THE SOUTH	-	KHASRA NO. 47/1.

Boundary of Khasra No. 41/3 :-

ON THE EAST	-	KHASRA NO. 41/2.
ON THE WEST	-	KHASRA NO. 42.
ON THE NORTH	-	KHASRA NO. 24/1.
ON THE SOUTH	-	KHASRA NO. 46.

Boundary of Khasra No. 42 :-

ON THE EAST	-	KHASRA NO. 41/3.
ON THE WEST	-	KHASRA NO. 43.
ON THE NORTH	-	KHASRA NO. 24/1.
ON THE SOUTH	-	KHASRA NO. 46.

Boundary of Khasra No. 43/1 :-

ON THE EAST	-	KHASRA NO. 42.
ON THE WEST	-	SHIVDHURA
ON THE NORTH	-	KHASRA NO. 24/1
ON THE SOUTH	-	KHASRA NO. 43/2

Boundary of Khasra No. 46 :-

ON THE EAST	-	KHASRA NO. 47/1 & 47/2.
ON THE WEST	-	KHASRA NO. 44.
ON THE NORTH	-	KHASRA NO. 41/3 & 42.
ON THE SOUTH	-	KHASRA NO. 45.

(2) Document of Ownership of Present Owner :-

i. Sale Deed Dated 23.04.2012 for **Khasra No. 24/1 and Khasra No. 24/3/B** alognwith other Khasra No. 24/3/K executed by (1) Smt. Sumitra Devidas Kubde, (2) Mr. Moreshwar Devidas Kubde, (3) Mr. Prakash Devidas Kubde, (4) Ku. Mangala Devidas Kubde, (5) Mr. Baban Gadi Kubde and (6) Mr. Bapurao Gadi Kubde in favour of (1) Mr. Shashikant Vishwanath Chintawar, (2) Mr. Gajanan Anandrao Kotawar, (3) Mr. Vyankatesh Trimbakrao Kunawar,

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(4) Mr. Sandeep Vasantrao Poshattiwar, (5) Mr. Sachin Vasantrao Poshattiwar, Registered on 22.08.2012.

ii Sale Deed Dated 01.07.2013 for **Khasra No. 41/1** executed by (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede and (4) Ku. Saraswati Shalikram Wankhede in favour of Mr. Jitendra Laxmikant Mamidwar, Registered on 02.07.2013.

iii. Sale Deed Dated 01.07.2013 for **Khasra No. 41/3** executed by (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede and (4) Ku. Saraswati Shalikram Wankhede in favour of (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, Registered on 02.07.2013.

iv. Sale Deed Dated 01.07.2013 for **Khasra No. 42** executed by (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede, (4) Ku. Saraswati Shalikram Wankhede, (5) Smt. Shantabai Santosh Wankhede, (6) Mr. Gulab Santosh Wankhede, (7) Mr. Manik Sanstosh Wankhede, (8) Mr. Pandurang Santosh Wankhede, (9) Mr. Sahebrao Santosh Wankhede and (10) Mr. Ramkrushna Govinda Wankhede in favour of (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, Registered on 02.07.2013.

v. Sale Deed Dated 12.08.2015 for **Khasra No. 43/1** executed by Mr. Premraj Sakharam Kubde in favour of (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, Registered on 22.08.2012.

vi. Sale Deed Dated 23.04.2012 for **Khasra No. 46** executed by (1) Mr. Madhukar Ganpat Wankhede, (2) Mr. Shamrao Ganpat Wankhede & (3) Mr. Kisna Ganpat Wankhede in favour of (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar, (3) Mr. Gajanan Anandrao Kotawar and (4) Mrs. Minal Sandip Mukkawar, Registered on 12.08.2015.

(3) (i) 7 /12 extract issued by Competent Authority dated 11-11-2019 Mutation Entry No. 666 for **Kh. No. 24/1**.

(ii) 7 /12 extract issued by Competent Authority dated 11-11-2019 Mutation Entry No. 666 for **Kh. No. 24/B/3**.

(iii) 7 /12 extract issued by Competent Authority dated 02-06-2014 Mutation Entry No. 708 for **Kh. No. 41/1**.

(iv) 7 /12 extract issued by Competent Authority dated 02-06-2014 Mutation Entry No. 707 for **Kh. No. 41/3**.

(v) 7 /12 extract issued by Competent Authority dated 02-06-2014 Mutation Entry No. 706 for **Kh. No. 42**.

(vi) 7 /12 extract issued by Competent Authority dated 14-01-2013 Mutation Entry No. 667 for **Kh. No. 43/1**.

(vii) 7 /12 extract issued by Competent Authority dated 09-09-2015 Mutation Entry No. 749 for **Kh. No. 46**.

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(4) Search report for 30 years from 1992 to 2021 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 (following owner) is clear, marketable and without any encumbrances.

i. **Owners of the Khasra No. 24/1 and Khasra No. 24/3/B** are (1) Mr. Shashikant Vishwanath Chintawar, (2) Mr. Gajanan Anandrao Kotawar, (3) Mr. Vyankatesh Trimbakrao Kunawar, (4) Mr. Sandeep Vasantrao Poshattiwar, (5) Mr. Sachin Vasantrao Poshattiwar.
ii. **Owners of the Khasra No. 41/1** are Mr. Jitendra Laxmikant Mamidwar, Registered on 02.07.2013.
iii. **Owners of the Khasra No. 41/3** are (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar.
iv. **Owners of the Khasra No. 42** are (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar.
v. **Owners of the Khasra No. 43/1** are (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar.
vi. **Owners of the Khasra No. 46** are (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar, (3) Mr. Gajanan Anandrao Kotawar and (4) Mrs. Minal Sandip Mukkawar.

(5) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

THAT, the property comprising ALL THOSE Pieces and Parcels of land bearing Khasra No. 24/1 and 24/3, having an area of 1.96 Hectare R. and 2.78 Hectare R. respectively, Rental Rs. 4.45/- and Rs. 6.05/- respectively, both held in Bhogwatdar Class-1 Rights of Mouza – PENDHARI, P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District - NAGPUR, Originally belonged to (1) Mr. Moreshwar Devidas Kubde, (2) Mr. Prakash Devidas Kubde, (3) Smt. Sumitra Devidas Kubde, (4) Ku. Mangla Devidas Kubde, (5) Mr. Baban Gadi Kubde and (6) Mr. Babpurao Gadi Kubde and other one Mr. Nilkanth Gadi Kubde, as a recorded joint Owners thereof being their ancestral property and the same is mutated in their names in all relevant record.

THAT the aforesaid Joint Owners namely (1) Mr. Moreshwar Devidas Kubde, (2) Mr. Prakash Devidas Kubde, (3) Smt. Sumitra Devidas Kubde, (4) Ku. Mangla Devidas Kubde, (5) Mr. Baban Gadi Kubde and (6) Mr. Babpurao Gadi Kubde and other one Mr. Nilkanth Gadi Kubde lateron partitioned their aforesaid properties bearing Khasra Nos.

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24/1 and 24/3 of Mozua – Pendhari amongst themselves on 11.03.2011. In terms of the said Partition Dated 11.03.2011, out of the aforesaid properties, the land admeasuring 0.90 Hectare R. comprising Northern Portion out of the entire land bearing Khasra No. 24/3 allotted to the exclusive share of (1) Smt. Sumitra Devidas Kubde, (2) Mr. Moreshwar Devidas Kubde, (3) Mr. Prakash Devidas Kubde, (4) Ku. Mangala Devidas Kubde and the said portion of land is now renumbered as Khasra No. 24/3/K, having an area of 0.90 Hectare R. and same is mutated in their names in all relevant records.

THAT in terms of the said Partition Dated 11.03.2011, the land admeasuring 0.90 Hectare R. comprising Southern Portion out of the entire land bearing Khasra No. 24/3 allotted to the exclusive share of Mr. Nilkanth Gadi Kubde and the said portion of land is now renumbered as Khasra No. 24/3/A, having an area of 0.90 Hectare R. and the land admeasuring 0.98 Hectare R. comprising Western Portion out of the entire land bearing Khasra No. 24/3 allotted to the exclusive share of Mr. Baban Gadi Kubde and the said portion of land is now renumbered as Khasra No. 24/3/B, having an area of 0.98 Hectare R. and same is mutated in their respective names in their respective portions in all relevant records.

THAT in the like manner in terms of the said Partition Dated 11.03.2011, the land admeasuring 0.40 Hectare R. comprising Eastern Portion out of the entire land bearing Khasra No. 24/1 allotted to the exclusive share of Mr. Baban Gadi Kubde and the land admeasuring 1.56 Hectare R. comprising Western Portion out of the entire land bearing Khasra No. 24/1 allotted to the exclusive share of Mr. Bapurao Gadi Kubde and same is mutated in their names in all relevant records.

THAT the aforesaid (1) Smt. Sumitra Devidas Kubde, (2) Mr. Moreshwar Devidas Kubde, (3) Mr. Prakash Devidas Kubde, (4) Ku. Mangala Devidas Kubde lateron transferred/sold the land admeasuring 0.45 Hectare comprising Eastern Portion out of their aforesaid property comprising Khasra No. 24/3/K by way of Sale to M/s Mendale Pahrmaceuticals Limited by a Sale Deed Dated 27.05.2011, which is registered in the Office of the Sub Registrar, Hingna in Book No. 2 at Sr. No. 3068 on even date.

THAT the aforesaid (1) Smt. Sumitra Devidas Kubde, (2) Mr. Moreshwar Devidas Kubde, (3) Mr. Prakash Devidas Kubde, (4) Ku. Mangala Devidas Kubde, (5) Mr. Baban Gadi Kubde and (6) Mr. Bapurao Gadi Kubde lateron transferred/sold their respective properties comprising ALL THOSE Piece and Parcel of land admeasuring 0.45 Hectare comprising Western Portion of the entire bearig Khasra No. 24/3/K, having total area of

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0.90 Hectare, Rental Rs. 1.62/-, Khasra No. 24/3/B, having an area of 0.98 Hectare R., Rental Rs. 2.13/- and Khasra No. 24/1, having an area of 1.96 Hectare R., Rental Rs. 4.45/-, all held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (1) Mr. Shashikant Vishwanath Chintawar, (2) Mr. Gajanan Anandrao Kotawar, (3) Mr. Vyankatesh Trimbakrao Kunawar, (4) Mr. Sandeep Vasantrao Poshattiwar, (5) Mr. Sachin Vasantrao Poshattiwar, by a Sale Deed Dated 23.04.2012, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 3747/2012 on 22.08.2012 and the said Sale Deed is consented and signed by Mrs. Minal Sandip Mukkawar as a "Consentor" capacity.

THAT in the like manner ALL THAT Piece and Parcel of land bearig Khasra No. 33/2Kh (New Kh. No. 41), having total area of 0.71 Hectare R., Rental Rs. 2.37/-, held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, originally belonged to Mr. Shalikram Govinda Wankhede having purchased the same by him from Mr. Nathu Shingaru Wankhede by a Registered Sale Deed.

THAT the said Mr. Shalikram Govinda Wankhede left for heavenly abode on 04.01.1977 and consequent upon his death/demise, his aforesaid property devolved upon his widow namely Smt. Kamlabai Shalikram Wankhede, two sons namely (1) Mr. Sanjay alias Vithoba Shalikram Wankhede & (2) Mr. Raju Shalikram Wankhede and only daughter namely Ku. Saraswati Shalikram Wankhede by way of succession being only heirs of the deceased and the same is mutated in their names in all relevant records.

THAT the land admeasuring 0.22 Hectare R. is acquired by the Land Acquisition Officer for Nahar. Thus the said land divided into two part : the land admeasuring 0.38 Hectare R. comprising Easetern Portion is now identified as Khasra No. 41/1, Rental Rs. 1.27/- and the land admeasuring 0.13 Hectare R., Rental Rs. 0.43/- is now identified as Khasra No. No. 41/3.

THAT the aforesaid joint owners namely (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede and (4) Ku. Saraswati Shalikram Wankhede lateron jointly transrferred/sold their aforesaid property comprsing Khasra No. 41/1 of Mouza – PENDHARI, P.S.K. 6, having an area of

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0.38 Hectare R., Rental Rs. 1.27/-, held in Bhogwatdar Class-1 Rights, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to Mr. Jitendra Laxmikant Mamidwar, by a Sale Deed Dated 01.07.2013, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3079/2013 on 02.07.2013 and the same is mutated in his name in all relevant records.

THAT in the like manner the aforesaid (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede and (4) Ku. Saraswati Shalikram Wankhede lateron jointly transrferred/sold their aforesaid property comprsing Khasra No. 41/3 of Mouza – PENDHARI, P.S.K. 6, having an area of 0.13 Hectare R., Rental Rs. 0.43/-, held in Bhogwatdar Class-1 Rights, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, by a Sale Deed Dated 01.07.2013, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3081/2013 on 02.07.2013 and the same is mutated in his name in all relevant records.

THAT in the like manner ALL THAT Piece and Parcel of land bearig Khasra No. 33/2K (New Kh. No. 42), having area of 0.43 Hectare R., Rental Rs. 2.44/-, held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, originally belonged to (1) Mr. Ramkrushna Govinda Wankhede, (2) Mr. Shalikram Govinda Wankhede and (3) Mr. Santosh Govinda Wankhede as a recorded Joint Owners thereof as per Record of Rights of 1954-55.

THAT the aforesaid Co-owner namely Mr. Shalikram Govinda Wankhede left for heavenly abode on 04.01.1977 and consequent upon his death/demise, his undivided share in the aforesaid property devolved upon his widow namely Smt. Kamlabai Shalikram Wankhede, two sons namely (1) Mr. Sanjay alias Vithoba Shalikram Wankhede & (2) Mr. Raju Shalikram Wankhede and only daughter namely Ku. Saraswati Shalikram Wankhede by way of succession being only heirs of the deceased and the same is mutated in their names in all relevant records.

THAT during the course of time the aforesaid Co-owner namely Mr. Santosh Govinda Wankhede left for heavenly abode and consequent upon his death/demise, his undivided share in the aforesaid property devolved upon his widow namely Smt.

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Shantabai Santosh Wankhede, four sons namely (1) Mr. Gulab Santosh Wankhede, (2) Mr. Manik Sanstosh Wankhede, (3) Mr. Pandurang Santosh Wankhede and (4) Mr. Sahebrao Santosh Wankhede by way of succession being only heirs of the deceased and the same is mutated in their names in all relevant records.

THAT the aforesaid joint owners namely (1) Smt. Kamlabai Shalikram Wankhede, (2) Mr. Sanjay alias Vithoba Shalikram Wankhede, (3) Mr. Raju Shalikram Wankhede, (4) Ku. Saraswati Shalikram Wankhede, (5) Smt. Shantabai Santosh Wankhede, (6) Mr. Gulab Santosh Wankhede, (7) Mr. Manik Sanstosh Wankhede, (8) Mr. Pandurang Santosh Wankhede, (9) Mr. Sahebrao Santosh Wankhede and (10) Mr. Ramkrushna Govinda Wankhede lateron jointly transrferred/sold their aforesaid property comprsing Khasra No. 42 of Mouza – PENDHARI, P.S.K. 6, having an area of 0.43 Hectare R., Rental Rs. 2.44/-, held in Bhogwatdar Class-1 Rights, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, by a Sale Deed Dated 01.07.2013, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3080/2013 on 02.07.2013 and the same is mutated in their joint names in all relevant records.

THAT in the like manner ALL THAT Piece and Parcel of land bearig Khasra No. 43/1, having area of 1.13 Hectare R., Rental Rs. 3.50/-, held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, originally belonged to Mr. Premraj Sakharam Kubde as a recorded Owner thereof being his ancestral property.

THAT the aforesaid owner namely Mr. Premraj Sakharam Kubde lateron transrferred/sold his aforesaid property comprsing ALL THAT Piece and Parcel of land bearig Khasra No. 43/1, having area of 1.13 Hectare R., Rental Rs. 3.50/-, held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar and (3) Mr. Gajanan Anandrao Kotawar, by a Sale Deed Dated 23.04.2012, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3746/2012 on 22.08.2012 and the said Sale Deed is consented and signed by Mrs. Minal Sandip

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Mukkawar as "Consentor' capacity and the same is mutated in their joint names in all relevant records.

THAT in the like manner ALL THAT Piece and Parcel of land bearig Khasra Nos. 32/1-2G and 32/1-2 GH, having area of 1.15 Hectare R. and 0.13 Hectare R. respectively thus total admeasuring 1.28 Hectare R., both held in Bhagwatdar Class-2 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, originally belonged to Mr. Ganpat Tukaram Wankhede as a recorded Owner thereof being his separate property.

THAT during the course of time Resurvey of the said Mouza - Pendhari was held and the property bearing Khasra Nos. 32/1-2G and 32/1-2 GH is now identified as Khasra No. 46, having an area of 1.28 Hectare R., Rental Rs. 5.33/- held in Occupancy Class – 2 Rights.

THAT the said Mr. Ganpat Tukaram Wankhede left for heavenly abode on 25.06.2000 and consequent upon his death/demise, his aforesaid property devolved upon his widow namely Smt. Kausalyabai Ganpat Wankhede, thee sons namely (1) Mr. Madhukar Ganpat Wankhede, (2) Mr. Shamrao Ganpat Wankhede & (3) Mr. Kisna Ganpat Wankhede and two married daughters namely (1) Mrs. Shakuntalabai Namdeorao Kolhe and (2) Mrs. Bebibai Chandrabhanji Thakre by way of succession being only heirs of the deceased and the same is mutated in their names in all relevant records.

THAT out of the aforesaid legal heirs namely (1) Smt. Kausalyabai Ganpat Wankhede, (2) Mrs. Shakuntalabai Namdeorao Kolhe and (3) Mrs. Bebibai Chandrabhanji Thakre lateron released/relinquished all their respective rights, title, share and interest in the aforesaid property in favour of remaining Co-owners namely (1) Mr. Madhukar Ganpat Wankhede, (2) Mr. Shamrao Ganpat Wankhede & (3) Mr. Kisna Ganpat Wankhede, by a Deed of Released Dated 31.07.2004, which is duly registed in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 614/2004 on 31.07.2004 and the same is mutated in their names in all relevant records.

THAT the aforesaid land bearing Khasra No. 46 of Mouza – PENDHARI is converted from Occupancy Class-2 Rights to Class-1 Rights under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer,

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Nagpur vide its Order Dated 27.09.2007 passed in the Revenue Case No. LND-18/2007-2008.

THAT (1) Mr. Madhukar Ganpat Wankhede, (2) Mr. Shamrao Ganpat Wankhede & (3) Mr. Kisna Ganpat Wankhede lateron transrferred/sold their aforesaid property beang Khasra No. 46, having area of 1.28 Hectare R., Rental Rs. 5.33/-, held in Bhagwatdar Class-1 Rights of Mouza – PENDHARI (RITHI), P.S.K. 6 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pendhari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to (1) Mr. Vyankatesh Trimbakrao Kunawar, (2) Mr. Sachin Vasantrao Poshattiwar, (3) Mr. Gajanan Anandrao Kotawar and (4) Mrs. Minal Sandip Mukkawar, by a Sale Deed Dated 12.08.2015, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3764/2015 on 12.08.2015 and the same is mutated in their joint names in all relevant records.

THAT, the aforesaid (1) Mr. Shashikant Vishwanath Chintawar, (2) Mr. Gajanan Anandrao Kotawar, (3) Mr. Vyankatesh Trimbakrao Kunawar, (4) Mr. Sandeep Vasantrao Poshattiwar, (5) Mr. Sachin Vasantrao Poshattiwar, (6) Mr. Jitdendra Laxmikant Mamidwar And (7) Mrs. Minal Sandip Mukkawar jointly lateron decided to develop the aforesaid Piece of lands bearing Khasra Nos. 124/1, 24/B/3, 41/1, 41/3, 42, 43/1 and 46 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said lands by carving out various plots of different sizes therein and the said layout is tentatively sanctioned and approved on 28.01.2021 by the Hon'ble Metropolitan Commisioner, Nagpur Metropolitan Region Development Authority, Nagpur and in purusuance of the said Order Dated 28.01.2021, the said layout recommended for demarcation of Non Agriculture purpose and final sanction by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/5025 Dated 03.02.2021.

Nagpur.

Dated : 25.03.2021

Ashwin Patil

Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extracts as on date of application for registration - available.

2) (i) Mutation Entry No. 666 dated 11-11-2019 for Kh. No. 24/1
(ii) Mutation Entry No. 666 dated 11-11-2019 for Kh. No. 24/B/3
(iii) Mutation Entry No. 708 dated 02-06-2014 for Kh. No. 41/1
(iv) Mutation Entry No. 707 dated 02-06-2014 for Kh. No. 41/3
(v) Mutation Entry No. 706 dated 02-06-2014 for Kh. No. 42
(vi) Mutation Entry No. 667 dated 14-01-2013 for Kh. No. 43/1
(i) Mutation Entry No. 749 dated 09-09-2015 for Kh. No. 46

3) Search report for 30 years from Taken from Sub-Registrar' office at Hingna

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur.

Dated : 25.03.2021

Ashwin Pati

Advocate