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RAJESH R. GOLE
Advocate

FORMAT- A

To,

MAHARERA,

Headquarter,

Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to All That piece and parcel of Land admeasuring area 0.61 Hectare, being a portion of Khasra No.189, total admeasuring about 2.23 Hectare, Class – I, rights, Aakarni Rs.2.70, Khate No.1300, Patwari Halka No.12 A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District - Nagpur. (hereinafter referred as the said "Land").

I have investigated the title of the said plot on the request of Neelofar Anjum Mohd. Hidayat Ullah, R/o. Plot No.8, Ishkripa Housing Society, Oppoiste Sadikabad, Mankapur, Nagpur - 440030 and following documents i.e. :-

1. **Description of the property** : -

All That piece and parcel of Land admeasuring area 0.61 Hectare, being a portion of Khasra No.189, total admeasuring about 2.23 Hectare, Class – I, rights, Aakarni Rs.2.70, Khate No.1300, Patwari Halka No.12 A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District - Nagpur and is bounded as under:-

ON THE EAST	:	Khasra No.188 ;
ON THE WEST	:	Khasra No.190 ;
ON THE NORTH	:	Khasra No.184 ; and
ON THE SOUTH	:	Property of Mohd. Vasiullah.

2. **THE DOCUMENTS OF ALLOTMENT OF LAND** : -

a) 7/12 Extract of Khasra No.189.

b) Gaon Namuna 8 'A'.

c) Sale Deed, dated 17/02/1993

d) Sale Deed, dated 24/02/1993

e) Sale Deed, dated 08/06/2004

f) Death Certificate of Smt. Jamshed Akhtar W/o. Mohd. Hidayat Ullah, Dated 01-04-1994.

g) Death Certificate of Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla,Dated 27-04-2012.

h) Declaration of Hiba (Gift), dated 31/07/2017

i) Partition Deed, dated 21/11/2017

j) Zone Certificate of Metropolitan Region Development Authority.

j) Order of Nagpur Metropolitan Region Development Authority, dated 25/06/2021

3. 7/12 Extract issued by Gram Panchayat Adhikar (Patwari) dated 13/07/2021, mutation entry No.2220.

4. Search report for 30 years from 01-01-1991 till 20 -07-2021.

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 Owner i.e. Neelofar Anjum D/o. Mohd. Hidayat Ullah, R/o. Plot No.8, Ishkripa Housing Society, Oppoiste Sadikabad, Mankapur, Nagpur – 440030 is clear, marketable and without any encumbrances.

OWNER/S OF THE LAND :-

a) That, Neelofar Anjum D/o. Mohd. Hidayat Ullah is the legal owner and possessor of the Land admeasuring area 0.61 Hectare, being a portion of Khasra No.189, Class – I, rights, Aakarni Rs.2.70, Khate No.1300, Patwari Halka No.12 A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur.

3) The Report reflecting the flow of the title of the Owner/s on the said land is enclosed herewith as annexure.

Encl : Annexure.

NAGPUR
DATED : 22/07/2021.

Rajesh R. Gole
Advocate

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ADVOCATE
Kamal Building
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FORMAT – A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

1. That, Originally the Agricultural Land bearing Survey / Khasra No.189, Patwari Halka No.12-A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District - Nagpur, was recorded in the name of (1) Smt. Gangubai Wd/o. Shamraoji Dukre & (2) Smt. Sulochanabai W/o. Dhanraj Girhe, R/o Godhani, Tahsil and District - Nagpur.

2. That, (1) Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla, (2) Smt. Nighat Begum W/o. Mohd. Hidayat Ullah, (3) Smt. Jamshed Akhtar W/o. Mohd. Hidayat Ullah, (4) Neelofar Anjum D/o. Mohd. Hidayat Ullah, (5) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (6) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah, All R/o. Nagpur have jointly purchased the Land admeasuring about 1.0 Hectare, out of total admeasuring 2.23 Hectare of Khasra No.189, Patwari Halka No.12-A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur by virtue of Sale Deed, Serial No.731, Vide Document No.727, registered in Additional Book No.1, Volume No.672, at Pages 275 to 276, on 17-02-1993, in the office of Sub –Registrar No.11, at Nagpur from the original land owners namely (1) Smt. Gangubai Wd/o. Shamraoji Dukre & (2) Smt. Sulochanabai W/o. Dhanraj Girhe, R/o Godhani, Tahsil and District – Nagpur.

3. That, thereafter (1) Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla, (2) Smt. Nighat Begum W/o. Mohd. Hidayat Ullah, (3) Smt. Jamshed Akhtar W/o. Mohd. Hidayat Ullah, (4) Neelofar Anjum D/o. Mohd. Hidayat

Ullah, (5) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (6) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah, All R/o. Nagpur have jointly purchased the Land admeasuring about 1.0 Hectare, out of remaining land of Khasra No.189, Patwari Halka No.12-A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur by virtue of Sale Deed, Serial No.922, Vide Document No.918 (Chha), registered in Additional Book No.1, Volume No.674, at Pages 176 to 177, on 24-02-1993, in the office of Sub –Registrar No.11, at Nagpur from the original land owners namely (1) Smt. Gangubai Wd/o. Shamraoji Dukre & (2) Smt. Sulochanabai W/o. Dhanraj Girhe, R/o Godhani, Tahsil and District – Nagpur.

4. That, Smt. Jamshed Akhtar W/o. Mohd. Hidayat Ullah, died on 01-04-1994 leaving behind her Husband Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla, one daughter namely Neelofar Anjum D/o. Mohd. Hidayat Ullah, and Two Sons namely (1) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (2) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah as only legal heirs and after her death above said legal heirs of succeeded the proportionate undivided share of Smt. Jamsheen Akhtar W/o. Mohd. Hidayat Ullah as only legal heirs.

5. That, thereafter (1) Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla, (2) Smt. Nighat Begum W/o. Mohd. Hidayat Ullah, (3) Neelofar Anjum D/o. Mohd. Hidayat Ullah, (4) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (5) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah, All R/o. Nagpur have jointly purchased the remaining Land admeasuring about 0.23 Hectare, of Khasra No.189, Patwari Halka No.12-A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur from the original land owners namely (1) Smt. Gangubai Wd/o. Shamraoji Dukre & (2) Smt. Sulochanabai W/o. Dhanraj Girhe, R/o Godhani, Tahsil and District – Nagpur by virtue of Sale Deed, Vide Document No.3565/2004, registered in Book No.1, on 08-06-2004, in the office of Sub –Registrar Nagpur (Gramin) No.10, at Nagpur.

6. That, Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla, died on 27-04-2012 leaving behind his widow namely Smt. Nighat Begum W/o. Mohd. Hidayat Ullah, one daughter namely Neelofar Anjum D/o. Mohd. Hidayat Ullah, and Two Sons namely (1) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (2) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah as only legal heirs and after her death above said legal heirs of succeeded the undivided share of Shri. Mohd. Hidayat Ullah S/o. Mohd. Inayat Ulla as only legal heirs.

7. That, thereafter Smt. Nighat Begum W/o. Mohd. Hidayat Ullah had decided to gift her undivided share and interest in the above said land bearing Khasra No.189, Patwari Halka No.12-A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur to her Daughter and Two Sons and accordingly she has gifted her share to daughter namely Neelofar Anjum D/o. Mohd. Hidayat Ullah, and Two Sons namely (1) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah, (2) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah by virtue of Oral Hibba (Gift) as per Mohammedan Law on 06/01/2017 and same with Acceptance is executed in written on 31/07/2017, in this way (1) Neelofar Anjum D/o. Mohd. Hidayat Ullah, (2) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah and (2) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah have jointly acquired the legal ownership and possession of the above said total Land bearing Khasra No.189, total admeasuring about 2.23 Hectare, Class – I, rights, total Rs.9.84, Patwari Halka No.12 A, of Mouza – Bhokara, Tahsil – Nagpur (Gramin), District – Nagpur.

8. That, (1) Neelofar Anjum D/o. Mohd. Hidayat Ullah, (2) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah and (3) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah have jointly executed the Partition Deed in respect of the above said Khasra No.189, total admeasuring about 2.23 Hectare, of Mouza – Bhokara, on 21-11-2017, registered vide Document No.9266/201, in the office of Sub-Registrar No.7, at Nagpur. That, as per above said Partition Deed (1) Neelofar Anjum D/o. Mohd. Hidayat Ullah has acquired the legal ownership

and possession of Land admeasuring area 0.61 Hectare, (2) Mohd. Vasi Ullah S/o. Mohd. Hidayat Ullah has acquired the legal ownership and possession of Land admeasuring area 0.81 Hectare and (3) Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah has acquired the legal ownership and possession of Land admeasuring area 0.81 Hectare out of total land.

9. That, Neelofar Anjum D/o. Mohd. Hidayat Ullah has executed the Power of Attorney in favour of her brother namely Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah vide Document No.8417/2020, dated 19-12-2020 registered in the office of Sub-Registrar No.1, at Nagpur inrespect of the her land.

10. That, as per the Zone Certificate bearing No.505, dated 01/06/2017 of Metropolitan Region Development Authority, Nagpur the above said Khasra bearing No.189 of Mouza – Bhokara is reserved for the use of Residential – R-3 and 24.00 Mt. wide Road.

11. That, Neelofar Anjum D/o. Mohd. Hidayat Ullah through her Power of Attorney Holder - Mohd. Tanveer Ullah S/o. Mohd. Hidayat Ullah had applied for the develop the said land 0.81 Hectare portion of Khasra bearing No.189 of Mouza – Bhokara into the residential plots of various sizes to Nagpur Metropolitan Region Development Authority and accordingly the NMRDA has temporarily approved the same vide it's Letter No.Ka.Abhi/N.M.Pra.Vi.Pra/5494, dated 25/06/2021.

12. That, I have taken search by inspecting the Index Registers for a period of 30 years from 01-01-1991 to 20-07-2021 in respect of property i.e. Khasra bearing No.189 of Mouza – Bhokara. I have verified all the relevant Index entries from the available books and records kept and maintained in the Office of the Sub-Registrar, Nagpur for a period of 11 years from 01-01-1991 to 31-12-2001 by depositing necessary fees vide Challan No. MH003800599202122E, dated 19-07-2021, some of the Index II Registers were not prepared in the concerning office of Sub Registrar at Nagpur and

hence I could give cursory look on available record best as possible I could do. I have taken e-search by inspecting the Index Registers for a period of 19 years from 01-01-2002 to 20-07-2021 by depositing necessary fees vide Challan No. MH003871125202122P and Receipt No. 1112083368, both dated 20-07-2021.

13. That, during the course of my inspection, I did not come across about the entry as to any encumbrances, charges and Litigations and whatsoever over the said land. That, the title of Neelofar Anjum D/o. Mohd. Hidayat Ullah is having good, valid and marketable title in respect Land admeasuring area 0.61 Hectare portion of Khasra bearing No.189 of Mouza – Bhokara.

Nagpur :
Dated : 22/ 07/2021.

(Rajesh R. Gole)
Advocate
RAJESH R. GOLE
ADVOCATE
Kamal Building
Gokulpeth, Nagpur.