

TO WHOM SO EVER CONCERN

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,

Near Model Mill Square, Nagpur.

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Ref. No.
25/11/2021

Date :

FORMAT-A

To,

Mha RERA

LEGAL TITLE REPOT

Sub :- Title clearance certificate with respect to All that piece and parcel of Land bearing Amalgamation Plot No. 37 & 38 having Khasra No. 7, P.H. No. 37, MOUza-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur **admeasuring 528.00 Sq. Mtrs, (i.e. 5683.392 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur.**

I have investigated the title of the above said Plot No. 37 & 38 having Khasra No. 7, P.H. No. 37, MOUza-HUDKESHWAR on the request of M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari. **R/o 10, Janki Nagar, Manewada ring road, Nagpur -440024, and the following documents i.e.**

1. Original Copy of Sale Deed dated 27/07/2017,
2. Original Copy of Sale Deed dated 16/05/2017
3. Copy N.A Order dated 24/03/2021,
4. Copy of amalgamation Letter dated 19/01/2021
5. Sanction Layout Map from Town Planning Office Nagpur
6. Sanctioned Buidling map from NMC

7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
8. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
9. Tax Receipt from Nagpur Municipal Corporation
10. Search report for 30 year from 1992 till 2021

On the 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 M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari. R/o 10, Janki Nagar, Manewada ring road, Nagpur, is clear, marketable and without any encumbrances.

Owner of Land :-

M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self R/o 10, Janki Nagar, Manewada Ring road, Nagpur.

Schedule of Property :-

Chandrashekhar V. Anwane
All that piece and parcel of Land bearing Amalgamation Plot No. 37 & 38 having Khasra No. 7, P.H. No. 37, MOUZA-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur admeasuring 528.00 Sq. Mtrs, (i.e. 5683.392 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur.

The Report reflecting the flow of the title of the owner of All that piece and parcel of Land bearing Amalgamation Plot No. 37 & 38 having Khasra No. 7, P.H. No. 37, MOUZA-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur admeasuring 528.00 Sq. Mtrs, (i.e. 5683.392 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur, on the said land as enclosed herewith

Encl :- Annexure

Dated 25/11/2021

Nagpur

Chandrashekhar V. Anwane
(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate

RESE./OFF

Ramwadi, Newshukrawari, Road,

Panel On : Shikshak Sahakari Bank,

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Ref. No.

Date : 25/11/2021

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TITLE VERIFICATION REPORT

That having been engaged by **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur, for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (**Mouza- HUDKESHWAR, Tah & Dist-Nagpur**) by inspecting the record of concerned Sub-registrar at Sub-registrar Nagpur Gramin, for the period of 30 years from 1992 to 2021 (30 yrs.) as per the requirement and direction of the Party.

SCHEDULE OF PROPERTY

Cham...
All that piece and parcel of Land bearing Amalgamation Plot No. 37 & 38 having Khasra No. 7, P.H. No. 37, MOUZA-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur **admeasuring 528.00 Sq. Mtrs, (i.e. 5683.392 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur and same is bounded as under :-**

TO THE EAST : 9.00 Mtr Wide Road,

TO THE WEST : 6.00 Mtr Wide Road,

TO THE NORTH : Plot No. No. 35 & 36

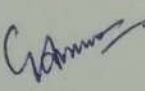
TO THE SOUTH : 9.00 & 6.00 Mtr Wide Road,

That the chain of transaction over the said schedule of property as under.

That as per records, the property in question being All that piece and parcel of Land bearing Plot No. 37 having Khasra No. 7, P.H. No. 37, MOUZA-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur admeasuring 270.00 Sq. Mtrs, (i.e. 2906.28 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur, was originally belongs to Sou. Vaishali Sanjay Moundekar which she purchased from Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur through its Secretary Shri Sunil G. Kashikar by Sale Deed dated 24/08/2004 registered with Sub-Registrar, Nagpur Gramin No. 7 registered at Book No. 1 at Sr. No. 5330/2004 dated 24/08/2004.

Later on Sou. Vaishali Sanjay Moundekar has sold the said property to Shri Bhimrao Sadashivrao Pardhi vide Sale Deed dated 21/11/2008 registered with Sub-Registrar, Nagpur Gramin No. 7 at Book No. 1 at Sr. No. 7644/2008 dated 21/11/2008 and their names were mutated in revenue records.

Thereafter Shri Bhimrao Sadashivrao Pardhi has sold the said property to Shri Ritesh Wamanrao Mendhe & Shri Sumit Anilrao Bakade vide Sale Deed dated 09/04/2012 registered with Sub-Registrar, Nagpur Gramin No. 10 at Book No. 1 at Sr. No. 2178/2012 and their names were mutated in revenue records.

 Again Shri Ritesh Wamanrao Mendhe & Shri Sumit Anilrao Bakade has sold out the above said Schedule Property Shri Govindrao Shankarao Nimbalkar, vide Sale Deed dated 01/06/2016 registered with Sub-Registrar Nagpur No. 10 at Book No. 1 Registered at Sr. No. 2672/2016 dated 01/06/2016 and their names were mutated in revenue records.

Finally Shri Govindrao Shankarao Nimbalkar has sold out the above said Schedule Property to **Shri Ajaykumar S/o Vijaykumar Tiwari**, vide Sale Deed dated 16/05/2017 registered with Sub-Registrar Nagpur No. 7 at Book No. 1 Registered at Sr. No. 4036/2017 dated 16/05/2017 and their names were mutated in revenue records.

That as per records, the property in question being All that piece and parcel of Land bearing Plot No. 38 having Khasra No. 7, P.H. No. 37, MOUZA-HUDKESHWAR in the Layout of Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur admeasuring 270.00 Sq. Mtrs, (i.e. 2906.28 Sq. Ft.) Within the Jurisdiction of Nagpur Municipal Corporation Nagpur, was originally belongs to Sou. Shashikala Ramkrushna Shete which she was purchased from Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur through its Secretary Shri Sunil G. Kashikar by Sale Deed dated 16/04/2005 registered with Sub-Registrar, Nagpur Gramin No. 7 registered at Book No. 1 at Sr. No. 863/2005 dated 16/04/2005.

Later on Sou. Shashikala Ramkrushna Shete has sold the said property to **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur vide Sale Deed dated 27/07/2017 registered with Sub-Registrar, Nagpur Gramin No. 7 at Book No. 1 registered at Sr. No. 6769/2017 dated 27/07/2017 and their names were mutated in revenue records.

Chamun That the said entire landbearing Kh. No. 7 Total admeasuring about 1.44 H.r. i.e. 14400 Sq. Mtrs was converted for Non Agricultural use by Order dated 30/09/2002 passed by the Collector Nagpur, in Revenue case No. R.N. No. 185/N.A.P.-34/2000-2001 Mouza- Hudkeshwar.

After that the said Sukhakarta Co-Op. Housing Society Nagpur Tah & Dist-Nagpur through its Secretary Shri Sunil G. Kashikar, has Prepared the Layout Map and sanctioned from Town Planning Department Nagpur on 30/09/2003.

Having acquired the schedule property the present owner **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur, has Amalgamated the Plot No. 37 & 38 vide sanctioned of Nagpur Municipal Corporation bearing No. 126/(Amalgamation) dated 19/01/2021.

MUTATION

That, having acquired the said property, the present owner, **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur, has mutated their mane in Patwari Record i.e. 7/12 issued on 08/04/2021. The Land owner society has sanctioned the Sanction Layout Map from Town Planning Department Nagpur on 30/09/2003. The Land owner society has also converted Agriculture land into Non Agriculture Land for Residential Purpose by order dated 30/09/2002 passed by the Collector Nagpur, in Revenue case No. R.N. No. 185/N.A.P.-34/2000-2001 Mouza- Hudkeshwar. The present owner has mutated their name in Municipal Corporation Record and paid the tax upto 2021-2022. The Present Owner has also sanctioned the building map from Nagpur Municipal corporation vide building Permit No. 524/BP/Hudkeshwar (BU)TP/NMC/1720 dated 18/11/2021.

I hereby say that :

- C. Am...*
- A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.
 - B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 , Adhikar Abhilekh Panji and Gaon Namuna-A, in the name of present owner.
 - C) All the relevant documents of schedule property along with the Sale deeds, N.A. Order, SanctionedLayout Map N.A. Order, Sanctioned building Map has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable.

D) The present owner **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur, has mutated their name in the record of Revenue Department e.i 7/12 extract.

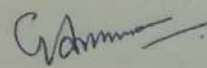
Thus I, am of the opinion that, the owner **M/s Shivsai Buildcon Thorough its Prop. Shri Ajaykumar S/o Vijaykumar Tiwari and Self** R/o 10, Janki Nagar, Manewada Ring Road, Nagpur, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances and also in view of further personal verification and affidavit from the owners, it has been stated him that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that bank should be obtained following documents for Further Transaction.

1. Original Copy of Sale Deed dated 27/07/2017,
2. Original Copy of Sale Deed dated 16/05/2017
3. Copy N.A Order dated 24/03/2021,
4. Copy of amalgamation Letter dated 19/01/2021
5. Sanction Layout Map from Town Planning Office Nagpur
6. Sanctioned Building map from NMC
7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
8. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
9. Tax Receipt from Nagpur Municipal Corporation
10. Search report for 30 year from 1992 till 2021

Nagpur

Dated : 25/11/2021


(Chandrashekhar V. Anwane)

Advocate.

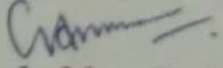
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FLOW OF THE TITLE OF THE SAID LAND

1. Original Copy of Sale Deed dated 27/07/2017,
2. Original Copy of Sale Deed dated 16/05/2017
3. Copy N.A Order dated 24/03/2021,
4. Copy of amalgamation Letter dated 19/01/2021
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