

TO WHOM SO EVER CONCERN

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,
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Ref. No.

Date : 15/01/2022

FORMAT-A

To,

MHA RERA

LEGAL TITLE REPOT

Sub :- Title clearance certificate with respect to All that piece and parcel of Agriculture land bearing Khasra No. 105/2 admeasuring about 1.55 H.R i.e. 15500.00 Sq. Mtrs Land Revenue assessment Rs. 2.18, with Occupancy Class 1 right, situated at Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, P. H. No. 73, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR.

I have investigated the title of the above said Kh on the request of Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur - 440009, and the following documents i.e.

1. Original Copy of Sale Deed of Present Owner dated 24/01/2019,
2. Original Copy of Earlier Owner dated 11/01/1990
3. Original Copy N.A Order,
4. Final Sanction Layout Map from Competant Authority
5. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
7. Tax Receipt from Grampanchayat,
8. Copy of Adhikar Abhilekh Panji,
9. Identity Prof of Present Owner
10. Search report for 30 year from 1993 till 2022

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 Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur -440009, is clear, marketable and without any encumbrances.

Owner of Land :-

Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur -440009.

Schedule of Property :-

All that piece and parcel of Agriculture land bearing Khasra No. 105/2 admeasuring about 1.55 H.R i.e. 15500.00 Sq. Mtrs Land Revenue assessment Rs. 2.18, with Occupancy Class 1 right, situated at Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, P. H. No. 73, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR.

Chandra
The Report reflecting the flow of the title of the owner of All that piece and parcel of Agriculture land bearing Khasra No. 105/2 admeasuring about 1.55 H.R i.e. 15500.00 Sq. Mtrs Land Revenue assessment Rs. 2.18, with Occupancy Class 1 right, situated at Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, P. H. No. 73, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, on the said land as enclosed herewith

Encl :- Annexure
Dated :- 15/01/2021

Chandra
(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE/OFF

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TITLE VERIFICATION REPORT

That having been engaged by **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur -440009**, 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- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR**) by inspecting the record of concerned Sub-registrar at Sub-registrar Nagpur Gramin, for the period of 30 years from 1993 to 2022 (30 yrs.) as per the requirement and direction of the bank.

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture land bearing **Khasra No. 105/2** admeasuring about **1.55 H.R i.e. 15500.00 Sq. Mtrs** Land Revenue assessment **Rs. 2.18**, with **Occupancy Class 1** right, situated at **Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR**, **P. H. No. 73**, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of **Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR**, and same is bounded as under :-

Khasra No. 105/2

TO THE EAST : Kh. No. 100,

TO THE WEST : Kh. No. 105/1.

TO THE NORTH : Kh. No. 101.

TO THE SOUTH : Kh. No. 119 and 105

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 Agriculture land bearing **Khasra No. 105/2 admeasuring about 1.55 H.R Land Revenue assessment Rs. 2.18, with Occupancy Class 1 right, situated at Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, P. H. No. 73, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR**, was originally belongs to Ku. Laxmi Devrao Motikhaye through its Natural Guardian Devrao Domaji Motikhaye which they acquired by way of Sale Deed from Shri Jairam Gulabrao Moon and 2 others vide Sale Deed dated 11/01/1990 registered at Book No. 1 volume No. 220 on pages 94 to 99 before Sub Registrar-Nagpur.

Later on Laxmi Devrao Motikhaye (after Marriage Name Smt. Laxmi Narendra Karadbhajane has sold the said property to **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur** vide Registered Sale Deed dated 24/01/2019 which is registered with Sub-Registrar, Nagpur Gramin No. 7, at Book No. 1 at Sr. No. 605/2019 dated 24/01/2019 and their names is mutated in revenue records.

That the said entire land bearing All that piece and parcel of Agriculture land bearing **Khasra No. 105/2 admeasuring about 1.55 H.R Land Revenue assessment Rs. 2.18, with Occupancy Class 1 right, situated at Mouza- Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR, P. H. No. 73, along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Kh. No. 105/2, Mouza- ZARI (Rithee), Tah-NAGPUR & Dist-NAGPUR**, is not submitted for Non Agricultural use for Tahasildar till dated.

After that the said **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur**, has Prepared the Tentative Layout Map and it has been submitted to NMRDA Authority, but till date it has not been Final sanctioned from Concern Development Authority.

MUTATION

That, having acquired the said property, the present owner, **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, Nagpur**, has mutated their mane in Patwari Record. The Land owner Prepared the Tentative Layout Map and it has been submitted to NMRDA Authority, but till date it has not been Final sanctioned from Concern Development Authority. The said Prepared layout Map is not valid for execution of Sale Deeds. The owner has not converted Agriculture land into Non Agriculture Land till date. The present

owner has not mutated their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax/cesses up to 2022.

I hereby say that :

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 deed, N.A. Order, Prepared Layout Map/Taentative Sanctioned 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 **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, 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 **Shri Umakant Vitthalrao Mendhe R/o 21, Shailesh Nagar, Wathoda, 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 of Present Owner dated 24/01/2019,
2. Original Copy of Earlier Owner dated 11/01/1990
3. Original Copy N.A Order,
4. Final Sanction Layout Map from Competant Authority
5. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
7. Tax Receipt from Grampanchayat,
8. Copy of Adhikar Abhilekh Panji,
9. Identity Prof of Present Owner

Nagpur
Dated : 15/01/2022


(Chandrashekhar V. Anwane)
Advocate.

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FLOW OF THE TITLE OF THE SAID LAND

1. Original Copy of Sale Deed of Present Owner dated 24/01/2019,
2. Original Copy of Earlier Owner dated 11/01/1990
3. Original Copy N.A Order,
4. Final Sanction Layout Map from Competant Authority
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Nagpur

Dated : 15/01/2022


(Chandrashekhar V. Anwane)

Advocate.