VIVEK.K.KOLTE
ADVOCATE & NOTARY

Address: 55 Atrey layout,
Pratapnagar Nagpur-22

To.
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITEL CLEARANCE CERTIFICATE WITH RESPECT TO SURVEY NO. 30/3/K SITUATED AT SHANKARPUR TALUKA/DISTRICT NAGPUR

I have investigated the title of the said plot on the request of Shri Anish Bhawarilal Chhajed and following documents i.e.:-

1.DESCRIPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 30/3/K, Admeasuring 3.36 Hectares, Jama Rs. 19.40 Bhogwatdar No. 1, P. H. No. 42, Mouza:- Shankarpur (Bodkhi), Tahsil Nagpur Rural District Nagpur hereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Remaining Land of Kh 30/1/K
TOWARDS WEST	:	Khasra no. 30/2/K
TOWARDS NORTH	:	Khasras no. 30/2 & remaining land
TOWARDS SOUTH	:	portion sold to Dilip Surana

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	23.01.2009	Sale Deed	Original
2	18.10.2021	Sale Deed	Original
3		Layout Map	Original
4		7/12 extract	Original

3) 7/12 extract or property card issued by Tahsildar shows the mutation of the owner

4) Search report for 13 years from 2009 till 2021.

2 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 Shri Anish Bhawarilal Chhajed is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land
(1) Shri Anish Bhawarilal Chhajed Survey no. 30/3/K.

3/- The report reflecting the flow of the title of the Shri Anish Bhawarilal Chhajed on the said land is enclosed herewith as annexure.

Encl: Annexure.

VIVEK K KOLTE
ADVOCATE

Date:17.12.2021
Nagpur.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH010289852202122E	BARCODE		Date	17/12/2021-16:23:01	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	VIVEK K KOLTE
Location	NAGPUR		
Year	2021-2022 From 01/01/2009 To 17/12/2021	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street							
Area/Locality	NAGPUR						
Town/City/District							
PIN		4	4	0	0	2	2

Remarks (If Any)

KHASRA NO.30/3/K P H 42 MOUZA SHNKARPUR

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	CANARA BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02400412021121700742	10617122021024007 42
Cheque/DD No.		Bank Date	RBI Date	17/12/2021-16:21:41	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822200828

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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FLOW OF THE TITLE OF THE SAID LAND.

It is observed that All that Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 64 and 70 (Old Khasra No. 30) of MOUZA - SHANKARPUR, P.S.K. 42, having an area of 19.76 Hectares and 0.59 Hectares respectively, including atl kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village _Shankarpur, within the limits of the Grampanchayat — Shankarpur in Tahsil Nagpur(Rural) and District — NAGPUR, Origina:!y belonged to Shri. Murlidhar SwamiDeosthan Panch Committee. Butibori

It is observed that the aforesaid Trust handed over the aforesaid property to Shri.Ganpat Barkuji Kalbande for cultivation in the year 1934-35

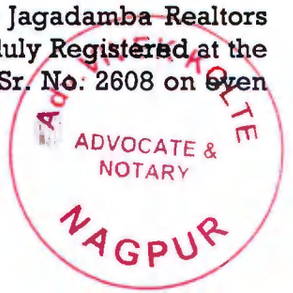
It is observed that consequent upon the death of the said Shri. Ganpat Barkuji Kalbande, the said Trust further entrusted cultivate the aforesaid property to legal heirs of Late Shri. Ganpat Kalbande namety Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande. As a result therefore the aforesaid Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande were in the actual physical possession of the aforesaid entire property since 20-08-1958

It is observed that in the year of 1970-71, the Tahsildar, Nagpur stated Suo Moto proceedings for granting the Ownership upon the said lands to Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande. as the Tenants vide his Order Dated 08-11-2001 passed in Revenue Case No. 473159-138/70-71;

It is observed that in order to develop the said land into a Residential Layout, the aforesaid Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande executed an Agreement of Development with M/S Krishna Builders and Developers on 28-12-2000 upon several terms and conditions contained therein. By the same Agreement the said Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande have further specifically agreed to executed a Sale Deed relating to the said property in favour of the MIS. Krushna Builders and Developers or the nominee appointed by it

It is observed that the said M/S. Krushna Builders and Developers later on dropped an idea of development of the said property and they have jointly decided to sell the same

It is observed that Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande lateron jointly transferred the aforesaid entire property comprising ALL THAT Piece and parcel of Agricultural Land bearing Kh. No. 30/1/K (Old No. 64) of MOUZA - SHANKARPUR, P.S.K. 42 having an area of 14.64 Hectares, Rental Rs.84.52 Yearly, held in Bhogwatdar Class-I Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village — Shankarpur, within the limits of the Grampanchayat — Shankarpur in Tahsil — Nagpur (Rural) and District — NAGPUR by way of Sale to Jagadamba Realtors Private Limited, by a Sale Deed Dated 27-01-2007, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2608 on even



date. The said Sale Deed is signed by M/S. Krushna Builders and Developers in the capacity of Consentor

It is observed that the aforesaid Jagadamba Realtors Private Limited lateron transferred the said property comprising ALL THAT Piece and parcel of Agricultural Land having an area of 3.36 Hectares (i.e. 8.30 Acres) being a portion of entire land bearing Kh. No. 30/1/K (Old No. 64) of MOUZA - SHANKARPUR, P.S.K. 42 having an area of 14.64 Hectares, Rental Rs. 84.52 Yearly, held in Bhogwatdar Class-I Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village — Shankarpur, within the limits of the Grampanchayat — Shankarpur in Tahsil — Nagpur (Rural) and District — NAGPUR by way of Sale to Shri. Prakash Bhagchand Sanghavi, by a Sale Deed Dated 24-02-2009, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. I at Sr. No. 1519 on even date. The said land having an area of 3.36 Hectares was renumbered as Khasra No. 30/3/K of Mouza - Shankarput.

It is observed that the aforesaid Agricultural land comprising Kh.No. 31/3/K later on converted from Bhogwatdar Class-2 to Bhogatdar Class Rights Passed by Sub Divisional Officer. Nagpur vide Order passed in Cage No. 185/LNO.18/2015-2016:

It is observed that the said Shri Prakash Bhagchand Sanghvi later on sold the aforesaid property to Shri Anish Bhawarilal Chhajed vide registered sale deed dated 18.10.2021 which came to be registered at serial no. 12001/2021 in the office of Sub Registrar no. 7 Nagpur.

It is observed that the said Shri Anish Bhawarilal Chhajed prepared a layout on the said land by carving various plots of different sizes.

I further state that the above described property absolutely owned and possessed by Shri Anish Bhawarilal Chhajed and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by Shri Anish Bhawarilal Chhajed.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of Anish Bhawarilal Chhajed .

2) Mutation Entry No.....

3) Search report for 13 years from 2009 to 2021 Taken from Sub-Registrar' Office no. 7 at Nagpur

4) Any other relevant title: As per above mentioned title history

5) Prima facie no litigation found over the property.

Date: 17.12.2021

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

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