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.
Ph.; 2726198 Mobile : 9503248105
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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 Non-Agriculture land bearing **Khasra No. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil –KUHI, District- NAGPUR P. H. No. 53, along with all trees, shrubs, affixed stones and rocks and anything and everything standing thereon Together with All Easement Right like Road, Dhura etc, of Kkh. No. 42, Mouza-Kuhi, Dist-Nagpur.**

I have investigated the title of the above said Kh on the request of **M/s Rachana Group Through Dilip Bhayaji Shendre** R/o Ramna Maroti Nagar, Nagpur -440009 and the following documents i.e.

1. **Original Copy of Registered Agreement to Sell dated 04/01/2021,**
2. **Original Copy of Sale Deed of Present Owner dated 09/09/2021,**
3. **Xerix Copy N.A Order dated 22/12/2021,**
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 M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, Nagpur -440009, is clear, marketable and without any encumbrances.**

Owner of Land :-

M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, Nagpur -440009.**

Schedule of Property :-

All that piece and parcel of Non-Agriculture land bearing **Khasra No. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil –KUHI, District- NAGPUR P. H. No. 53, 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 Kkh. No. 42, Mouza-Kuhi, Dist-Nagpur.**

The Report reflecting the flow of the title of the owner of All that piece and parcel of Non-Agriculture land bearing **Khasra No. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil – KUHI, District- NAGPUR P. H. No. 53, 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 Kkh. No. 42, Mouza-Kuhi, Dist-Nagpur, on the said land as enclosed herewith**

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

(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur

RESE./OFF
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Near Model Mill Square, Nagpur.
Ph.; 2726198 Mobile : 9503248105

Ref. No. **Date : 15/01/2022**

TO WHOM SO EVER CONCERN

TITLE VERIFICATION REPORT

That having been engaged by M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, 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- KUHI, Tah-KUHI & 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 Non-Agriculture land bearing **Khasra No. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil – KUHI, District- NAGPUR P. H. No. 53, 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 Kkh. No. 42, Mouza-Kuhi, Dist-Nagpur and same is bounded as under :-**

Khasra No. 42

TO THE EAST : Nalla,
TO THE WEST : Shivdhura and Kh. No. 138 & 139.
TO THE NORTH : Shivdhura and Kh. No. 133 & 138.
TO THE SOUTH : Nalla and Kh. No. 139.AND

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. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil –KUHI, District- NAGPUR P. H. No. 53, 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. 42, Mouza-Kuhi, Dist-Nagpur**, was originally belongs to Abha Chandrakant Bhandarkar & Gourav Chandrakant Bhandarkar which they acquired by way of Partition Deed dated 02/06/1998

Later on Abha Chandrakant Bhandarkar & Gourav Chandrakant Bhandarkar has sold the said property to M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, Nagpur** vide Registered Agreement to Sell dated 04/01/2021 which is registered with Sub-Registrar, Kuhi at Book No. 1 at Sr. No. 14/2021 dated 04/01/2021.

Thereafter Abha Chandrakant Bhandarkar & Gourav Chandrakant Bhandarkar has execute and Registered the Sale Deed in favor of M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, Nagpur on** 09/09/2021 registered with Sub-Registrar, Kuhi at Book No. 1 at Sr. No. 2184/2021 dated 09/09/2021 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. 42 admeasuring about 2.02 H.R i.e 20200 Sq. Mtrs Land Revenue assessment Rs. 9.25, with Occupancy Class 1 right, situated at Mouza-KUHI, Tahsil –KUHI, District- NAGPUR P. H. No. 53, 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. 42, Mouza-Kuhi, Dist-Nagpur**, was converted for Non Agricultural use by Order dated 22/12/2021 passed by the Tahsildar Kuhi,

Nagpur Gramin, in Revenue case No. R.N. No. 31/N.A.P.-34/2021/Mouza-Khhi.

After that the said M/s Rachana Group Through Dilip Bhayaji Shendre **R/o Ramna Maroti Nagar, Nagpur,** has Prepared the Tentative Layout Map and it has been sanctioned by Town Planning Department, Nagpur on 26/10/2021, but till date it has not been Final sanctioned from Concern Development Authority.

MUTATION

That, having acquired the said property, the present owner, **M/s Rachana Group Through Dilip Bhayaji Shendre** R/o Ramna Maroti Nagar, Nagpur, has mutated their mane in Patwari Record i.e. 7/12 issued on 15/11/2021. The Land owner has sanctioned the Tentative Sanction Layout Map from Town Planning Department, Nagpur. The said Sanctioned Map is not valid for execution of Sale Deeds. The owner has also converted Agriculture land into Non Agriculture Land for Residential Purpose by order dated 22/12/2021. 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, 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 **M/s Rachana Group Through Dilip Bhayaji Shendre** R/o Ramna Maroti Nagar, Nagpur, has mutated their name in the record of Revenue Department e.i 7/12 extract.

Thus I, am of the openion that, the owner **M/s Rachana Group Through Dilip Bhayaji Shendre** R/o Ramna Maroti Nagar, 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.

6. **Original Copy of Registered Agreement to Sell dated 04/01/2021,**
7. **Original Copy of Sale Deed of Present Owner dated 09/09/2021,**
8. **Copy N.A Order dated 22/12/2021,**
9. **Final Sanction Layout Map from Competant Authority**
10. **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.

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. **Original Copy of Registered Agreement to Sell dated 04/01/2021,**
2. **Original Copy of Sale Deed of Present Owner dated 09/09/2021,**
3. **Copy N.A Order dated 22/12/2021,**
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.