Adwait J. Welankar
Advocate

FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of land bearing Plot No. 30 (THIRTY) in Line No. 'S' out of the sanctioned layout of THE P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 70 Ft. and Breadth 40 Ft. equal to 2800.00 Sq. Ft. (OR 260.12 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 109/3 and 110/3 of Mouza – AMBAZARI.(hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of **SHRI. AVINASH S/o LATE SHRI. VISHNUPANT PHADKE** and following documents i.e.:-

1) **Description of the property:-** ALL THAT Piece and Parcel of land bearing Plot No. 30 (THIRTY) in Line No. 'S' out of the sanctioned layout of THE P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 70 Ft. and Breadth 40 Ft. equal to 2800.00 Sq. Ft. (OR 260.12 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 109/3 and 110/3 of Mouza – AMBAZARI, including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 311/C/30, City Survey No. 2181 and Sheet No. ____, situated at Madhav Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO. 29.**
ON THE WEST	-	**PLOT NO. 31.**
ON THE NORTH	-	**PLOT NO. 36.**
ON THE SOUTH	-	**ROAD.**

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2) **The documents of allotment / ownership of Plot:-**

a) Sale Deed executed by The P.M.G's Office Staff Co-operative Housing Society Limited, Nagpur in favour of Shri. Vishnu S/o Laxman Phadke in respect of land bearing Plot No. 30 (THIRTY) in Line No. 'S' admeasuring Length 70 Ft. and Breadth 40 Ft. equal to 2800.00 Sq. Ft. (OR 260.12 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 109/3 and 110/3 of Mouza – AMBAZARI on Dated 19/01/1966, which is duly registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 22 on Pages 151 to 155 at Sr. No. 271.

b) Deed of Modification to the aforesaid Sale Deed Dated 19/01/1966 was also executed by The P.M.G's Office Staff Co-operative Housing Society Limited, Nagpur in favour of Shri. Vishnu Laxman Phadke in respect of land bearing Plot No. 30 (THIRTY) in Line No. 'S' admeasuring Length 70 Ft. and Breadth 40 Ft. equal to 2800.00 Sq. Ft. (OR 260.12 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 109/3 and 110/3 of Mouza – AMBAZARI on 19/01/1966 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 23, on Page No. 7 at Sr. No. 506 on 04/02/1966.

c) WILL executed by Shri. Vishnu Laxman Phadke in favour of his son Shri. Avinash Phadke, his wife Mrs. Kamal Phadke and three married daughters namely (i) Mrs. Kalpana alias Alka Anant Bapat, (ii) Mrs. Snehal alias Anita Sunil Behere and (iii) Mrs. Asmita Ravindra Limaye for entire property bearing Plot No. 30. Shri. Vishnu Laxman Phadke further declares that upon the demise of his wife Mrs. Kamal Phadke her share shall devolve upon his son Shri. Avinash Phadke absolutely forever. WILL is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 6 in Book No. 3 at Sr. No. 1109 on 26/02/2015.

3) **7/12 extracts or property card issued by** issued by the local authorities, Mouza- AMBAZARI, in respect of Survey No 2181, mutated as

- [Shri. Vishnu S/o Laxman Phadke] vide Ferfar Entry No. 63/8.9.1986

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- Shri. Avinash Vishnu Phadke vide Ferfar Entry No. 1150 on dated 02/04/2018

4) **Search report for 30 years from** 1992 **till** 14.02.2022.

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of **SHRI. AVINASH S/o LATE SHRI. VISHNUPANT PHADKE** is clear, marketable and without any encumbrance.

Owners of land:

(1) **SHRI. AVINASH S/o LATE SHRI. VISHNUPANT PHADKE**
CTS No. City Survey No. 2181 Mouza Ambazari

(2) Qualifying comments / remarks if any : Owners **NIL**

3) The report reflecting the flow of titles of **SHRI. AVINASH S/o LATE SHRI. VISHNUPANT PHADKE** is enclosed herewith as annexure.

Encl: Annexures:

1) Annexure-1:- Flow of Title of the Land
2) Annexure-2:- Receipt of payment of Search Fees.

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Date: 14.02.2022

Place: Nagpur

ADWAIT J. WELENKAR
ADVOCATE

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FLOW OF TITLE OF THE SAID PROPERTY

Property card issued by the local authorities, Mouza- AMBAZARI, in respect of Survey No 2181, mutated as

- [Shri. Vishnu S/o Laxman Phadke] vide Ferfar Entry No. 63/8.9.1986
- Shri. Avinash Vishnu Phadke vide Ferfar Entry No. 1150 on dated 02/04/2018

That the land bearing Khasrs No. 109/3 and 110/3 of Mouza – AMBAZARI was owned by THE P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR/

That the above said land was diverted for N.A. purposes vides Order passed on Dated 18/04/1962 by Collector, Nagpur.

That layout on the above said land was duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 16/03/1962 made between The P.M.G's Office Staff Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, Nagpur.

That Plot No. 30 (THIRTY) in Line No. 'S' out of the sanctioned layout of THE P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring 2800.00 Sq. Ft. (OR 260.12 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 109/3 and 110/3 of Mouza – AMBAZARI, and bearing Corporation House No. 311/C/30, situated at Ward No. 74, Nagpur originally belonged to Shri. Vishnu S/o Laxman Phadke, being his self-acquired property, having purchased the same by him from The P.M.G's Office Staff Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 19/01/1966, duly registered at the Office of the Joint Sub Registrar, Nagpur at Sr. No. 271;

That the aforesaid Sale Deed Dated 19/01/1966 was also modified by The P.M.G's Office Staff Co-operative Housing Society Limited, Nagpur in favour of Shri. Vishnu Laxman Phadke on 19/01/1966 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur at Sr. No. 506 on 04/02/1966.

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That Shri. Vishnu Laxman Phadke later on constructed a Residential House on the said Plot No. 30 in accordance with the Plan sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/5155/6028 Dated 19/12/1964 in Case No. CS/6028. The entry of the said house has been taken on NMC record vides Corporation House No. 311/C/30.

That Shri. Vishnu Laxman Phadke had executed his Last Will and Testament on 26/02/2014 and thereby he had gave and bequeathed his aforesaid Plot No. 30 Together with the existing Residential House standing thereon, to his son namely Shri. Avinash Vishnu Phadke, the Owner hereinabove named absolutely forever with heritable and transferable rights therein. By the said Will he had further specifically declares that if his son Shri. Avinash Phadke desires to develop or sell the aforesaid property after my death, then in such event the sale consideration as may be received by him from the proposed transaction shall be distributed in between his son Shri. Avinash Phadke, his wife Mrs. Kamal Phadke and three married daughters namely (i) Mrs. Kalpana alias Alka Anant Bapat, (ii) Mrs. Snehal alias Anita Sunil Behere and (iii) Mrs. Asmita Ravindra Limaye, in equal proportion i.e. 1/5th share each. In pursuance of the said Will the said Shri. Vishnu Laxman Phadke further declares that upon the demise of his wife Mrs. Kamal Phadke her share shall devolve upon his son Shri. Avinash Phadke absolutely forever. The said Will is also duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 6 at Sr. No. 1109 on 26/02/2015; AND

That Shri. Vishnu Laxman Phadke left for heavenly abode on 26/09/2015 and his wife Mrs. Kamal Phadke also left for heavenly abode and consequent upon their deaths/demises their son Shri. Avinash Phadke become the Owner of the aforesaid entire property in terms of the aforesaid Will Dated 26/02/2014.

That on completion of obligations in the above said Shri. Avinash Vishnu Phadke has now become an exclusive, absolute and full owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 1150 on dated 02/04/2018.

1) Property card issued by the local authorities, Mouza- AMBAZARI, in respect of Survey No 2181, mutated as

   - [Shri. Vishnu S/o Laxman Phadke] vide Ferfar Entry No. 63/8.9.1986

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- Shri. Avinash Vishnu Phadke vide Ferfar Entry No. 1150 on dated 02/04/2018

2) I have taken search for 30 years from 1992 to **14.02.2022** in the offices of the Sub-Registrar, Nagpur (Rural), Nagpur, however I could not lay my hands on any adverse entry, whereby affecting the title of the present owner and the present owner is having clear and marketable title.

3) Any other relevant title - **NO**

4) Litigations if any- **NO**

ADWAIT J. WELENKAR NAGPUR ADVOCATE

Date: 14.02.2022
Place: Nagpur

ADWAIT J. WELENKAR
ADVOCATE