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 : 15/03/2022**

FORMAT-A

To,
MHA RERA

LEGAL TITLE REPOT

Sub :- Title clearance certificate with respect to All that piece and parcel of land bearing **Survey/Khasra No. 52/1, admeasuring about 0.89 H.R Land, Revenue assessment Rs. 2.13 with Occupancy Class 1 right, situated at Mouza-WANADONGRI, P. H. No. 46, Khata No. 13956, Tahsil –HINGNA, District- NAGPUR 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 Mouza- WANADONGRI.**

I have investigated the title of the above said **Survey/Khasra No. 52/1,** on the request of 1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, **Nagpur and the following documents i.e.**

1. **Original Copy of Sale Deed dated 24/05/2021,**
2. **order Copy of Nagar parishad Wanadongri** floated the scheme of Regularization of Unauthorized construction / plots/ layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and control) ordinance, 2021
3. **Tentative Sanction Layout Map from Nagar Parishad Wanadongri**
4. **Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.**
5. **Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,**
6. **Tax Receipt from Grampanchayat,**
7. **Search report for 30 year from 1993 till 2022**
8. **Copy of Adhikar Abhilekh Panji,**
9. **Identity Prof of Present Owner**

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 of1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, **Nagpur, is clear, marketable and without any encumbrances.**

Owner of Land :-

1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, **Nagpur**

Schedule of Property :-

All that piece and parcel of land bearing **Survey/Khasra No. 52/1, admeasuring about 0.89 H.R Land, Revenue assessment Rs. 2.13 with Occupancy Class 1 right, situated at Mouza-WANADONGRI, P. H. No. 46, Khata No. 13956, Tahsil –HINGNA, District- NAGPUR 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 Mouza- WANADONGRI.**

The Report reflecting the flow of the title of the owner of All that piece and parcel of land bearing **Survey/Khasra No. 52/1, admeasuring about 0.89 H.R Land, Revenue assessment Rs. 2.13 with Occupancy Class 1 right, situated at Mouza-WANADONGRI, P. H. No. 46, Khata No. 13956, Tahsil –HINGNA, District- NAGPUR 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 Mouza- WANADONGRI, on the said land as enclosed herewith**

Encl :- Annexure
Dated :- 15/03/2022

(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate
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Ref. No. **Date : 15/03/2022**

TO WHOM SO EVER CONCERN

TITLE VERIFICATION REPORT

That having been engaged by 1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar 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- Wanadongri, Tah-Hingna & 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 (13 yrs.) as per the requirement and direction of the bank.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Survey/Khasra No. 52/1, admeasuring about 0.89 H.R Land, Revenue assessment Rs. 2.13 with Occupancy Class 1 right, situated at Mouza-WANADONGRI, P. H. No. 46, Khata No. 13956, Tahsil –HINGNA, District- NAGPUR 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 Mouza-WANADONGRI, and same is bounded as under :-**

Khasra No. 52/1

TO THE EAST : Kh. No. 34,
TO THE WEST : Remaining Land of Kh. No. 52/2kh
TO THE NORTH : Kh. No. 53,
TO THE SOUTH : Kh. No. 51/1

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 **Survey/Khasra No. 52/1, admeasuring about 0.89 H.R Land, Revenue assessment Rs. 2.13 with Occupancy Class 1 right, situated at Mouza-WANADONGRI, P. H. No. 46, Khata No. 13956, Tahsil –HINGNA, District- NAGPUR 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 Mouza-WANADONGRI,** was belongs to (1) Shri Vasanta Manikrao Kolhe (2) Smt. Shantabai Manikrao Kolhe (3) Ku. Shruti Sudhakar Kolhe Through her Natural Guardian Mother Smt. Pratibha Sudhakar Kolhe and (4) Smt. Pratibha Sudhakar Kolhe which they acquired by way of Inheritance Right after the death of Late Shri Manikrao Kolhe and his son Shri Sudhakar Kolhe.

Later on (1) Shri Vasanta Manikrao Kolhe (2) Smt. Shantabai Manikrao Kolhe (3) Ku. Shruti Sudhakar Kolhe Through her Natural Guardian Mother Smt. Pratibha Sudhakar Kolhe and (4) Smt. Pratibha Sudhakar Kolhe has sold the said property to (1) Shri Bal Vinayakrao Pisal (2) Shri Sandeep gopichand Badwaik (3) Shri Arvind Chintamanrao Shende & (4) Shri Gajanan Upasrao Pisal vide Sale Deed dated 24/05/2021 registered with Sub-Registrar, Hingna at Book No. 1 at Sr. No. 3748/2021 and their names were mutated in revenue records.

After purchasing the above said land the present owner has applied to Nagar Parishad Wanadongri under Regularization of Unauthorized construction / plots/ layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and control) amended ordinance in the yer 2021. That Nagar Parishad Wanadongri has Sanctioned the Layout Map Under Maharashtra Gunthewari Developments (Regulation, Upgradation and control) amended ordinance 2021 vide their Order No. 1297 dated 24/02/2022

MUTATION

That, having acquired the said property, the present owner, 1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, **Nagpur,** has mutated their mane in Patwari Record i.e. 7/12 issued on 05/08/2021 Vide ferfar No. 13414 dated 04/08/2021. The Land owner has sanctioned the Tentative Sanction Layout Map from Nagar Parishad Wanadongri. The present owner has not mutated

their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax 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, 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 1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar 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 openion that, the owner 1) **Shri Bal Vinayakrao Pisal** R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, **2) Shri Sandeep Gopichand Badwaik** R/o 22, Durga Nagar, Manewada Road, Nagpur **3) Shri Arvind Chintamanrao Shende** R/o Siraspeth, Telipura, Nagpur and **4) Shri Gajanan Upasrao Pisal** R/o New Amar 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 them 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 24/05/2021,**
2. **order Copy of Nagar parishad Wanadongri** floated the scheme of Regularization of Unauthorized construction / plots/ layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and control) ordinance, 2021
3. **Tentative Sanction Layout Map from Nagar Parishad Wanadongri**
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6. **Tax Receipt from Grampanchayat,**
7. **Search report for 30 year from 1993 till 2022**
8. **Copy of Adhikar Abhilekh Panji,**
9. **Identity Prof of Present Owner**

Nagpur
Dated : 15/03/2022

(Chandrashekhar V. Anwane)
Advocate.

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. **Original Copy of Sale Deed dated 24/05/2021,**
2. **order Copy of Nagar parishad Wanadongri** floated the scheme of Regularization of Unauthorized construction / plots/ layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and control) ordinance, 2021
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Nagpur
Dated : 15/03/2022

(Chandrashekhar V. Anwane)
Advocate.