VIVEK.K.KOLTE
ADVOCATE & NOTARY

ADDRESS: 55 ATREY LAYOUT,
PRATAPNAGAR NAGPUR-22

To.
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO SOUTHERN PARTY OF SURVEY NO. 178/1 SITUATED AT JAMTHA TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said Land on the request of Shri Rahul Jagdish Bondre and following documents i.e.:-

1.DESCRIPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 178/1, Admeasuring 1.95 Hecatres being the Southern portion of entire land admeasuring 3.86 Hectares, Jama Rs. 4.59, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 179
TOWARDS WEST	:	Kh.No. 243
TOWARDS NORTH	:	By remaining part of Khasra no. 178/1
TOWARDS SOUTH	:	By Road

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	03.02.2022	Sale Deed	Original
2		Layout Map	Original
4	04.05.2022	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 2010 till 2022.

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 Rahul Jagdish Bondre is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land
Shri Rahul Jagdish Bondre.

3/- The report reflecting the flow of the title of the Shri Rahul Jagdish Bondre on the said land is enclosed herewith as annexure.
Encl: Annexure.

VIVEK K KOLTE
ADVOCATE

Adv.VIVEK KOLTE ADVOCATE & NOTARY NAGPUR

Date:06.05.2022
Nagpur.

CHALLAN

MTR Form Number-6

GRN MH001555277202223E	**BARCODE**	**Date** 06/05/2022-18:33:38	**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 KOLTE
Location NAGPUR			
Year 2022-2023 From 01/01/2010 To 06/05/2022		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		khasra no. 178/1 southern mouza jamtha	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details CANARA BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02400412022050601037	1060605202202401037
Cheque/DD No.		Bank Date	RBI Date	06/05/2022-18:34:45	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. : 9823900828

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 कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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FLOW OF THE TITLE OF THE SAID LAND.

It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 178/1, Admeasuring 3.86 Hectares, Jama Rs. 4.59, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Marotrao Bajirao Dhage.

It is observed that during his life time, the said Shri Marotrao Bajirao Dhage executed his LAST WILL AND TESTAMENT on 23.11.1998 and thereby he bequeathed his various properties to his wife Smt. Anjanabai Marotrao Dhage and Three Sons namely Shri Moreshwar Marotrao Dhage, Shri Abhimanyu Marotrao Dhage, Shri Raju Marotrao Dhage and Six married daughters namely Smt. Indubai Gopalrao Sarode, Mrs. Suman Anandrao Mahajan, Mrs. Maulikatai Vasantrao Girde, Mrs. Yadnyeshwari Anandrao Motghare, Mrs. Shalu Namdeorao Pise, Mrs. Nalini Laxmanrao Rokade absolutely forever with heritable and transferable rights therein. By the said WILL, he bequeathed the said property bearing Kh. No. 178/1 of Mouza Jamtha having an area of 3.86 H.R. to his son Shri Abhimanyu Marotrao Dhange.

It is observed that the said Shri Marotrao Bajirao Dhage left for heavenly on 02.08.2001 and consequent upon his demise, his son Shri Abhimanyu Marotrao Dhage absolute and full owner thereof with heritable and transferable rights therein in terms of the said WILL dated 23.11.1998.

It is observed that the said Shri Abhimanyu Marotrao Dhage lateron sold out the said Southern Portion of the land bearing Kh. No. 178/1 by way of sale to Shri Rahul Jagdish Bondre by a Sale Deed dated 03.02.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 846 on 03.02.2022.

It is observed that the said Shri Abhimanyu Marotrao Dhage lateron sold out the said Northern Portion of the land bearing Kh. No. 178/1 by way of sale to M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre by a Sale Deed dated 05.04.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 2781 on 05.04.2022.

It is observed that the M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre and Shri Rahul Jagdish Bondre jointly lateron prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

I further state that the above described property absolutely owned and possessed by Shri Rahul Jagdish Bondre and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by Shri Rahul Jagdish Bondre

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of Shri Rahul Jagdish Bondre

2) Mutation Entry No.....

3) Search report for 13 years from 2010 to 2022 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: 06.05.2022

VIVEK K KOLTE
ADVOCATE

MH001555277202223E dated 06.05.2022

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR