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 SURVEY NO. 16/1 SITUATED AT GAVSI MANAPUR TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed and following documents i.e.:-

1.DESCRIPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 16/1, Admeasuring 2.67 Hectares (6.59 Acres), Jama Rs. 9.57, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Gawasi Manapur, Village Gawasi Manapur, Tahsil Nagpur Rural District Nagpur thereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Kh. No. 13/1 and 15
TOWARDS WEST	:	Existing Road and thereafter land of Kh. No. 19 (Ashok Van)
TOWARDS NORTH	:	Kh.No. 16/2
TOWARDS SOUTH	:	Village Boundary of Jamtha Village

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	25.01.2022	Sale Deed	Original
2	29.11.2021	Agreement to Sale	Original
3	12.08.2020	Sale Deed	Original
4	23.07.2013	Sale Deed	Original
5		Layout Map	Original
6	25.10.2021	7/12 Extract	Original
7	25.11.2021	Gaon Namuna 8A	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 Anish Bhawarilal Chhajed is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Adv.VIVEK KOLTE
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NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH012395904202122E	BARCODE		Date	31/01/2022-11:05:21	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	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	**Full Name**	V K KOLTE
Location	NAGPUR		
Year	2021-2022 From 01/01/2010 To 31/01/2022	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		KHASRA NO. 16/1 P H 42 MOUZA GAWASI MANAPUR	
Total	325.00	**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.	0240041202201310020 4	1063101202202400204
Cheque/DD No.		Bank Date	RBI Date	31/01/2022-11:04:25	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 .

Print Date 31-01-2022 11:06:37

Adv. VIVEK KOLTE
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NAGPUR

Owners of the land

Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed of Survey no. 16/1.

3/- The report reflecting the flow of the title of the Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed on the said land is enclosed herewith as annexure.

Encl: Annexure.

VIVEK K KOLTE
ADVOCATE

Date:31.01.2022
Nagpur.

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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. 16 was originally belonging to Shri Purushottam Ramchandra Shrikhande and consequent to his demise Smt. Kamlabai Purushottam Shrikhande, Shri Manohar Purushottam Shrikhande, Shri Makrand Purushottam Shrikhande, Shri Ravindra Purushottam Shrikhande, Shri Virendra Purushottam Shrikhande became the joint owners of the said property.

It is observed that the said Smt. Kamlabai Purushottam Shrikhande passed away leaving behind following legal heirs Shri Manohar Purushottam Shrikhande, Shri Makrand Purushottam Shrikhande, Shri Ravindra Purushottam Shrikhande, Shri Virendra Purushottam Shrikhande became the joint owners of the said property.

It is observed that the said Shri Manohar Purushottam Shrikhande passed away on 06.09.2000, leaving behind following legal heirs Smt. Jayahsree Manohar Shrikhande, Shri Ashok Manohar Shrikhande, Mrs. Aruna Genesh Khapre, Mrs. Rohini Vikas Vaidyabecame the joint owners of the said property.

It is observed that the said Shri Makrand Purushottam Shrikhande passed away on 06.07.2007 and Mrs. Pushpa Makrand Shrikhande also passed away on 21.01.1997, leaving behind following legal heirs Shri Kishor Makrand Shrikhande, Smt. Mamta Suhas Vaidya and Mrs. Mrinalini Ratnakar Pawangi became the joint owners of the said property.

It is observed that the said Shri Kishor Makrand Shrikhande passed away on 16.04.1993, leaving behind following legal heirs Smt. Nirmal Kishor Shrikhande and Shri Achal Kishor Shrikhande became the joint owners of the said property.

It is observed that the said Shri Ravindra Purushottam Shrikhande passed away on 16.04.2002, leaving behind following legal heirs Smt. Usha Ravindra Shrikhande, Shri Shirish Ravindra Shrikhande and Shri Prakash Ravindra Shrikhande became the joint owners of the said property.

It is observed that the said Shri Virendra Purushottam Shrikhande passed away on 14.05.2002 and Smt. Asha Virendra Shrikande passed away on 06.08.2005, leaving behind following legal heirs Mrs. Rashmi Anand Bedge became the joint owners of the said property.

It is observed that Shri. Purushottam Ramchandra Shrikhande, passed away leaving behind (1) Shri. Manohar Shrikhande, (ii) Shri. Makrand Shrikhande, (ii) Shri. Ravindra Shrikhande, (iv) Shri. Virendra Shrikhande and thus as per the Succession Act, all the four sons had equal share in Kh. No. 16. Thus, the legal heirs of all the four sons of Shri. Purushottam Ramchandra Shrikhande were each entitled to the 25% of the share in Kh. No. 16.

It is observed that the (1) Smt. Jayshree Manohar Shrikhande, (ii) Shri. Ashok Manohar Shrikhande (iii) Mrs. Aruna Ganesh Kapre, (iv) Mrs. Rohini Vikas Vaidya, (v) Mrs. Nirmal Kishor Shrikhande, (vi) Mrs. Mrunalini Ratnakar Pawagi, (vii) Mrs. Mamta Suhas Vaidya, (viii) Shri. Achal Kishor Shrikhande, (ix) Mrs. Rashmi Anant Bedge as named above were the Joint Owners of Kh. No. 16.

WHEREAS the Smt. Jayshree Manohar Shrikhande and Others the individual constituents of which, were living at various places, were in need of money, for their personal needs as well as for the educational and other requirements of their respective

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children and as the land of Kh. No. 16 was not been cultivated and was lying fallow, in order to meet their financial requirements, they had agreed to sell their share therein to any person who would offer them a good price. Upon acquiring knowledge of this intention of the St. Jayshree Manohar Shrikhande and Others, the Shri. Madhav Wamanrao Deshpande and Others had approached the Smt. Jayshree Manohar Shrikhande and Others on 04-09-2009 and had offered to purchase their share in Kh. No. 15 upon the same being partitioned and separated @ Rs. 22,00,000/- per acre. This offer was accepted by the Smt. Jayshree Manohar Shrikhande and Others with a condition that the work of partitioning and separating their share should be done by Shri Madhav Wamanrao Deshpande and Others at their expenses and in order to assist the Shri Madhav Wamanrao Deshpande and Others in effect in this the work was agreed to be done through Dr. Anant Murlidhar Bedge in whose favour already some constituents of the Smt. Jayshree Manohar Shrikhande and Others had executed a Power of Attorney. This condition was accepted by the Shri. Madhav Wamanrao Deshpande and others and thus contract came into existence between the Smt. Jayshree Manohar Shrikhande and others and the Shri. Madhav Wamanrao Deshpande and Others on 04-09-2009.

It is observed that in pursuance of the above oral commitment, the Tahsildar, Nagpur (Rural) was approached by filing an application u/s 85(2) of the Maharashtra Land Revenue Code, for partition of the shares of the Smt. Jayshree Manohar Shrikhande and Others as per the Hindu Succession Act, 1956, as amended till this date. This application was duly registered as Revenue Case No. 9/SRV-43/2009-2010, Mouza - Gawasi (Manapur), P.H. No. 42, Nagpur (Rural) wherein after making due enquiry as per the provisions of sec. 85 of the M.LR Code, the Tahsildar Nagpur (Rural) vide Order dated 28-06-2010 was pleased to direct partition of the land of Kh. No. 16 by separating the shares of the Smt. Jayshree Manohar Shrikhande and Others from that of the legal of heirs of Late Shri. Ravindra Shrikhande. Thus, by virtue of this order dated 28-06-2010 passed by the Tahsildar, Nagpur (Rural) under the powers as conferred upon by virtue of the provisions of the sec. 85(2) of the M.LR. Code, 1996, an area admeasuring 2.67 Hectares came to the share of the Smt. Jayshree Manohar Shrikhande and Others which was numbered as Kh. No. 16/1. The Tahsildar Nagpur (Rural) further directed the T.I.LR. Nagpur (Rural) to measure and separate the share of the Smt. Jayshree Manohar Shrikhande and Others. That accordingly the T.I.LR. Nagpur on 30-03-2011, went to the spot and actually and physically partitioned the land of Kh. No. 16 into two parts namely Kh. No. 16/1 admeasuring 2.67 Hectares which came to the share of the (i) Smt. Jayshree Manohar Shrikhande, () Shri. Ashok Manohar Shrikhande, (ii) Mrs. Aruna Ganesh Khapre, (iv) Mrs. Rohini Vikas Vaidhya, (v) Smt. Nirmal Kishor Shrikhande, (vi) Shri, Achal Kishor Shrikhande, (vil) Mrs. Mrunalini Ratnakar Pawagi, (viii) Mrs. Mamta Suhas Valdhya, (ix) Mrs. Rashmi Anant Bedge and Kh. No. 16/2, admeasuring 0.89 Hectares, which came to the share of the legal heirs of Late Shri. Ravindra Shrikhande.

It is observed that the said (i) Smt. Jayshree Manohar Shrikhande, (ii) Shri. Ashok Manohar Shrikhande, (iii) Mrs. Aruna Ganesh Khapre, (iv) Mrs. Rohini Vikas Vaidhya, (v) Smt. Nirmal Kishor Shrikhande, (vi) Shri, Achal Kishor Shrikhande through his power of attoney Smt. Nirmal Kishor Shrikhande, (vil) Mrs. Mrunalini Ratnakar Pawagi, (viii) Mrs. Mamta Suhas Valdhya, (ix) Mrs. Rashmi Anant Bedge through her power of Dr. Shri Anant Murlidhar Bedge lateron jointly transferred the said entire property bearing Kh. No. 16/1 by way of sale to M/s Kedareshwar Projects by a Sale Deed dated 23.07.2013 which is duly registered in the office of Sub-Registrar, Nagpur-10 at Sr. No. 8619 on even date.

It is observed that the said M/s Kedareshwar Projects lateron transferred the said Kh. No. 16/1 by way of sale to Shri Ashok Hazarilal Garg through constituted attorney Shri Kunal Navneet Shukul by a Sale Deed dated 12.08.2020 which is duly registered in the office of Sub-Registrar, Nagpur-10 at Sr. No. 5651 on even date.

It is observed that the said Shri Ashok Hazarilal Garg through constituted attorney Shri Kunal Navneet Shukul lateron agreed to sale the said Kh. No. 16/1 by way of sale to Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed by an Agreement to Sale dated 29.11.2021

ADVOCATE & NOTARY NAGPUR

which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 12939 on even date.

It is observed that the said Shri Ashok Hazarilal Garg through constituted attorney Shri Kunal Navneet Shukul lateron transferred the said Kh. No. 16/1 by way of sale to Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed by a Sale Deed dated 25.01.2022 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 580 on even date.

It is observed that the said Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed lateron prepared a layout on the said land by carving various plots of different sizes which is yet to be sanctioned from NMRDA.

I further state that the above described property absolutely owned and possessed by Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by Shri Madhav Wamanrao Deshpande, Shri Abhijit Bapuraoji Dudhane, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of M/s Mahalaxmi Infracon.

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: 31.01.2022

VIVEK K KOLTE
ADVOCATE

Challan no. MH012395904202122E dated 31.01.2022

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