

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.
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Ref. No.

Date : 23/05/2022

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. 115/2**, admeasuring about **1.95 H.R Land**, Revenue assessment **Rs. 7.70** with **Occupancy Class 1** right, situated at **Mouza-WANADONGRI**, **P. H. No. 46**, **Khata No. 411**, **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** situate at **Wanadongari**, within the limits of the **Nagar parishad Wanadongari** in **Tahsil-Hingna and District-Nagpur**.

 I have investigated the title of the above said **Survey/Khasra No. 115/2**, on the request of 1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, 2) **Shri Narayan S/o Sadashivrao Chuke** R/o Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) **Shri Sandeep Gopichand Badwaik** R/o 44, Durga Nagar, Manewada Road, Nagpur 3) **Shri Arvind Chintaman Shende** R/o Siraspeth, Telipura, Nagpur and 4) **Shri Bal S/o vinayakrao Pisal** R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur and the following documents i.e.

1. Original Copy of Sale Deed dated 02/12/2021,
2. Original Copy of Registered Agreement to Sell dated 13/10/2020
3. Original Copy of Release Deed 07/06/2019
4. Original Copy of Sale Deed of 1st Owner dated 06/04/1976,
5. 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 dated 18/04/2022.
6. Tentative Sanction Layout Map from Nagar Parishad Wanadongri
7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
8. 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 of 1) Shri Gajanan S/o Upasrao Pisal R/o New Amar Nagar, Manewada Ring Road, 2) Shri Narayan S/o Sadashivrao Chuke R/) Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) Shri Sandeep Gopichand Badwaik R/o 44, Durga Nagar, Manewada Road, Nagpur 3) Shri Arvind Chintaman Shende R/o Siraspeth, Telipura, Nagpur and 4) Shri Bal S/o vinayakrao Pisal R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur, is clear, marketable and without any encumbrances.

Owner of Land :-

1) Shri Gajanan S/o Upasrao Pisal R/o New Amar Nagar, Manewada Ring Road, 2) Shri Narayan S/o Sadashivrao Chuke R/) Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) Shri Sandeep Gopichand Badwaik R/o 44, Durga Nagar, Manewada Road, Nagpur 3) Shri Arvind Chintaman Shende R/o Siraspeth, Telipura, Nagpur and 4) Shri Bal S/o vinayakrao Pisal R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur.

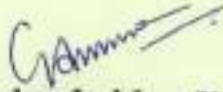
Schedule of Property :-

All that piece and parcel of land bearing **Survey/Khasra No. 115/2**, admeasuring about **1.95 H.R Land**, Revenue assessment **Rs. 7.70** with **Occupancy Class 1** right, situated at **Mouza-WANADONGRI**, **P. H. No. 46**, **Khata No. 411**, **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** situate at **Wanadongari**, within the limits of the **Nagar parishad Wanadongari** in **Tahsil-Hingna** and **District-Nagpur**.

The Report reflecting the flow of the title of the owner of All that piece and parcel of land bearing **Survey/Khasra No. 115/2**, admeasuring about **1.95 H.R Land**, Revenue assessment **Rs. 7.70** with **Occupancy Class 1** right, situated at **Mouza-WANADONGRI**, **P. H. No. 46**, **Khata No. 411**, **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** situate at **Wanadongari**, within the limits of the **Nagar parishad Wanadongari** in **Tahsil-Hingna** and **District-Nagpur**, on the said land as enclosed herewith

Encl :- Annexure

Dated :- 23/05/2022


(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate

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TITLE VERIFICATION REPORT

That having been engaged by 1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, 2) **Shri Narayan S/o Sadashivrao Chuke R/o Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur** 3) **Shri Sandeep Gopichand Badwaik R/o 44, Durga Nagar, Manewada Road, Nagpur** 3) **Shri Arvind Chintaman Shende R/o Siraspeth, Telipura, Nagpur** and 4) **Shri Bal S/o vinayakrao Pisal R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada 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.

Chandrashekhar V. Anwane 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. 115/2**, admeasuring about **1.95 H.R Land**, Revenue assessment **Rs. 7.70** with **Occupancy Class 1 right**, situated at **Mouza-WANADONGRI, P. H. No. 46, Khata No. 411, 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** situate at **Wanadongari**, within the limits of the Nagar parishad **Wanadongari** in **Tahsil-Hingna and District-Nagpur**, and same is bounded as under :-

Khasra No. 115/2

TO THE EAST : By Nalah,
TO THE WEST : By Road,
TO THE NORTH : By Kh. No. 115/1,
TO THE SOUTH : By Kh. No. 116, 117.

That the chain of transaction over the said schedule of property as under.

That as per records, the property in question being ALL THOSE Piece and Parcel of Agricultural lands bearing Survey/Khasra/gut Nos. (Old) 38/2 and 39/3 of Mouza-wanadongri, P.S.K. No. 46, having an area of 2.34 Acres (i.e. 0.95 Hectare) and 2.50 Acres (i.e. 1.01 Hectares) respectively, Rental Rs. 3 yearly and Rs. 5 yearly respectively held in Occupancy Class-1, Khate No. 93 and including all Trees, Shrubs, Passage, right of Way, path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Village-Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil -Hingna and District-Nagpur, Originally belonged to Shri tulshiram Dattobaji rajankar, being his separate property having purchased the same by him from Shri manik mate for Rs. 15,000/- only by a registered Sale Deed dated 06/04/1975. Intermis of Records of Rights, the said property was held in malik Makbuja rights prior to 1954-55 and same is accordingly recorded in the revenue Records vide Ferfar Entry No. 292.

WHEREAS during the course of time Resurvey of the said Mouza-Wanadongari was conducted and the properties comprising ALL THOSE Piece and Parcel of Agricultural lands bearing Survey/Khasra/gut Nos. (Old) 38/2 and 39/3 of Mouza-wanadongri, P.S.K. No. 46, having an area of 2.34 Acres (i.e. 0.95 Hectare) and 2.50 Acres (i.e. 1.01 Hectares) respectively, Rental Rs. 3 yearly and Rs. 5 yearly respectively held in Occupancy Class-1, khate No. 93 held by aforesaid recorded owner Shri Tulshiram Dattobaji rajankar was identified as Survey/Lhasra/Gut No. 115/2, having an area of 1.95 Hectares, Rental Rs. 7.70 yearly, held in Occupancy Class-1 Right, Khate No. 411.

C. Anand
WHEREAS during the course of time the aforesaid Shri Tulshiram Dattobaji Rajankar left for heavenly abode on 08/03/1996 and consequent upon his demise, his aforesaid property devolved upon his widow Smt. Asha tulshiram Rajankar, three sons namely (1) Shri Jayant Tulshiram Rajankar (2) late Shri Satish Tulshiram Rajankar (3) Shri Sujit Tulshiram Rajankar and 2 daughters namely (4) Mrs Vaishali Shraddhanand Bankar and (5) miss Kamini tulshiram Rajankar (after marriage Mrs. Kamini Devesh Ganediwal) jointly by way of intestate succession being the only legal heirs of the deceased. Out of the aforesaid legal heirs Shri Satish Tulshiram Rajankar left for heavenly abode on 24/09/2006 and consequent upon his death his undivided share and interest in the said property devolved upon his Widow Smt. Jyoti Satish Rajankar and 3 daughters namely (1) Miss. Mrunalini satish Rajankar (2) Miss Swamini satish Rajankar & (3) Miss Falguni satish Rajankar, jointly by way of

intestate succession, being the only legal heirs of the deceased and the same is accordingly recorded in the Revenue Vide Ferfar Entry No. 5027 on 12/07/2010.

WHEREAS the aforesaid Co-owners namely Smt. Aasha Tulshiram Rajankar left for heavenly abode on 17/01/2011 and consequent upon her demise, her undivided share and interest in the aforesaid property devolved upon aforesaid recorded Co-Owners, by way of intestate succession, being the only legal heirs of the deceased thys her name was deleted from the said khata of Revenue Records.

WHEREAS the aforesaid Shri Sujit Tulshiram Rajankar left for heavenly abode on 31/07/2016 and consequent upon his death, his undivided share and interest in the said property devolved upon his Widow Smt. Bhavana Sujit Rajankar and 2 sons namely (1) Shri Piyush Sujit Rajankar and (2) aayush Sujit Rajankar, by way of intestate succession, being the only legal heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 11564 dated 19/06/2017.

WHEREAS THE Legal heirs namely (i) Shri Jayant Tulshiram Rajankar (ii) Miss Vaishali Shraddhanand alias Dinu Bankar (iii) Miss. Kamini tulshiram Rajankar (after marriage Mrs. Kamini Devesh Ganediwal) (iv-a) Smt. Jyoti Satish Rajankar (iv-b) Miss. Mrunalini Satish Rajankar, (vi-c) Miss. Swamini satish Rajankar, (vi-d) Miss. Falguni satish Rajankar, (v-a) Srhi Piyush Sujit Rajankar and (v-b) Shri Aayush Sujit Rajankar, later on Relinquished their share in the said property in favour of Smt. Bhavana Sujit Rajankar with heritable and transferable rights therein by a Deed of Relinquishment dated 07/07/2019 which is duly registered at the office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3258 on even date and the same is accordingly recorded in the Revenue records.

Later on Smt. Bhavana Sujit Rajankar has sold the said property to
1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road,
2) **Shri Narayan S/o Sadashivrao Chuke** R/) **Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur**
3) **Shri Sandeep Gopichand Badwaik** R/o 44, Durga Nagar, Manewada Road, Nagpur
3) **Shri Arvind Chintaman Shende** R/o Siraspeth, Telipura, Nagpur and
4) **Shri Bal S/o vinayakrao Pisal** R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur, vide Registered Agreement to Sell dated 12/10/2020 and Sale Deed dated 02/12/2021 registered with Sub-Registrar, Hingna at Book No. 1 at Sr. No. 4924/2020 & 7658/2021 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 year 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. 1458 dated 18/04/2022

MUTATION

That, having acquired the said property, the present owner, 1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, 2) **Shri Narayan S/o Sadashivrao Chuke R/)** Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) **Shri Sandeep Gopichand Badwaik** R/o 44, Durga Nagar, Manewada Road, Nagpur 3) **Shri Arvind Chintaman Shende** R/o Siraspeth, Telipura, Nagpur and 4) **Shri Bal S/o vinayakrao Pisal** R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur, has mutated their mane in Patwari Record i.e. 7/12. 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 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.

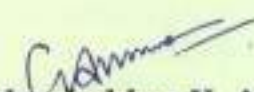
 D) The present owner 1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, 2) **Shri Narayan S/o Sadashivrao Chuke R/)** Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) **Shri Sandeep Gopichand Badwaik** R/o 44, Durga Nagar, Manewada Road, Nagpur 3) **Shri Arvind Chintaman Shende** R/o Siraspeth, Telipura, Nagpur and 4) **Shri Bal S/o vinayakrao Pisal** R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada Road, Nagpur, has mutated their name in the record-of Revenue Department e. i. 7/12 extract.

Thus I, am of the opinion that, the owner 1) **Shri Gajanan S/o Upasrao Pisal** R/o New Amar Nagar, Manewada Ring Road, 2) **Shri Narayan S/o Sadashivrao Chuke R/)** Plot No. 104, Chandmari road, Near Jagat Public Schhool, Kamakshi Lay-out, wathoda, Nagpur 3) **Shri Sandeep Gopichand Badwaik** R/o 44, Durga Nagar, Manewada Road, Nagpur 3) **Shri Arvind Chintaman Shende** R/o Siraspeth, Telipura, Nagpur and 4) **Shri Bal S/o vinayakrao Pisal** R/o 27, Mahalaxmi Nagar-2, Behind Baked Mangalkaryalays, Manewada 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 Authority should be obtained following documents for Further Transaction.

1. Original Copy of Sale Deed dated 02/12/2021,
2. Original Copy of Registered Agreement to Sell dated 13/10/2020
3. Original Copy of Release Deed 07/06/2019
4. Original Copy of Sale Deed of 1st Owner dated 06/04/1976,
5. 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 dated 18/04/2022.
6. Tentative Sanction Layout Map from Nagar Parishad Wanadongri
7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
8. 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

Nagpur
Dated : 23/05/2022


(Chandrashekhar V. Anwane)
Advocate.

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. Original Copy of Sale Deed dated 02/12/2021,
2. Original Copy of Registered Agreement to Sell dated 13/10/2020
3. Original Copy of Release Deed 07/06/2019
4. Original Copy of Sale Deed of 1st Owner dated 06/04/1976,
5. 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 dated 18/04/2022.
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Dated : 23/05/2022

(Chandrashekhar V. Anwane)
Advocate.