R.S.KALE
ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M-9822217900, e –mail: rkale_1@ yahoo.co.in

FORMAT - A
(Circular No. - 28 /2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect Survey No. 134/2, land admeasuring 0.76 HR, P. H. No. 38-A, of Mouza – Belatrodi, Tahsil Nagpur Rural and District, Nagpur.

I have investigated the title of the land on the request of Shri. Gajanan Infrastructure And Developers through its Partners.

Description of the Immoveable property: -

All That Piece and Parcel of land bearing Survey No. 134/2 admeasuring 0.76 HR (i.e 7600 Sq. Mtrs) land bearing P. H. No. 38-A, Situated at Mouza Belatrodi in Tahsil Nagpur Rural and Dist Nagpur and bounded as under:-

ON THE EAST	Ghogli Shiv Dhura.
ON THE WEST	Survey No. 137.
ON THE NORTH	Survey No. 134/1.
ON THE SOUTH	Survey No. 135.

Title deeds in original/photo copy seen By me:

1. **Original** Sale Deed Dated 02.01.2022 which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 586 on 03.02.2022 executed by Smt. Suranbai @ Surabai Bhimandas Kewalramani and Shri. Bhajanlal Bhimandas Kewalramani in favor of Shri. Gajanan Infrastructure and Developers through its Partners in respect of Survey No. 134/2.
2. **Original** Gift deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 528 on 07.01.2021 executed by Shri. Sundar I. Bhojwani Gift of her share in the Survey No. 134/2 admeasuring 0.38 HR infavour of Smt. Suranbai @ Surabai Bhimandas Kewalramani.
3. **Copy of** sale deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 1911 on 11.05.2009 executed by Shri. Dudhram L. Sawalakhe and Sau. Pranita D. Sawalakhe of land admeasuring 0.76 HR in favour of Shri. Sundar I. Bhojwani and Shri. Bhajanlal B. Kewalramani vide
4. **Copy** of tentative layout plan issued by the NMRDA Bearing letter no.6818 dated 04.04.2023.
5. **Copy** of 7/12 Extract.

Search in Sub Registrar 's office

Sub registrar Nagpur 7 and 10 Nagpur Gramin.
I have inspected the records maintained by the Sub Registrar no.10 Vide E Pay challan no. MH002613068202223E of dated 30.05.2022 at Nagpur.

Search and investigation.

That All That Piece and Parcel of land bearing Survey No. 134 admeasuring 2.33 HR was originally belonging Shri Ankush Ganba Sambhare,Shri Goapl Alias Doma Ganba Sambhare,Smt Tulsabai Ganba Sambhare,Shri Ramesh Kanthiram Sambhare,Shri Vasanta Kanthiram Sambhare,Smt Shanta Kanthiram Sambhare,Smt Vimala Madhukarrao Pethe,Smt

Jija Ganesh Thakre,Smt Ashabai Dashrath Wankhede,Smt Sushila Eknath Mamulkar being their ancestral inherited property.

That Shri Ankush Ganba Sambhare,Shri Goapl Alias Doma Ganba Sambhare,Smt Tulsabai Ganba Sambhare,Shri Ramesh Kanthiram Sambhare,Shri Vasanta Kanthiram Sambhare,Smt Shanta Kanthiram Sambhare,Smt Vimala Madhukarrao Pethe,Smt Jija Ganesh Thakre,Smt Ashabai Dashrath Wankhede,Smt Sushila Eknath Mamulkar sold the land Admeasuring 0.81HR to Shri Nilesh Rameshchandraji Rathi,Shri Girish Kamalkishor Rathi,Shri Jagdish Achaldasji Taori by sale deed dated 29.07.2006 which is duly registered in the office of the sub registrar Nagpur no.7 at sr no.3873 on 29.07.2006, that the aforesaid land sold was numbered as Khasara no.134/1.

That Shri Ankush Ganba Sambhare,Shri Goapl Alias Doma Ganba Sambhare,Smt Tulsabai Ganba Sambhare,Shri Ramesh Kanthiram Sambhare,Shri Vasanta Kanthiram Sambhare,Smt Shanta Kanthiram Sambhare,Smt Vimala Madhukarrao Pethe,Smt Jija Ganesh Thakre,Smt Ashabai Dashrath Wankhede,Smt Sushila Eknath Mamulkar sold the land admesuring 0.81 HR to 1. Shri. Rajkumar O. Agrawal, 2.Shri. Ashok S. Kalyankar, 3.Shri. Arun K. Padole,4. Sau. Jayshri D. Dhawde, 5.Sau. Sunita S. Agrawal, 6.Smt. Hemlata K. Agrawal, 7.Shri. Ganesh C. Ragit, 8.Shri. Bharat D. Waghade, 9.Shri. Avinash B. Kapse,10 Shri. Sanjay N. Panchbai, 11.Shri. Manoj P. Gupta, 12.Shri. Devendra V. Dhawade, 13.Shri. Sanjay R. Agrawal and 14.Shri. Ashish S. Agrawal by sale deed dated 29.08.2006 which is duly registered in the office of the sub registrar Nagpur no.10 at sr no.4281 on 29.08.2006.

Shri Ankush Ganba Sambhare,Shri Goapl Alias Doma Ganba Sambhare,Smt Tulsabai Ganba Sambhare,Shri Ramesh Kanthiram Sambhare,Shri Vasanta Kanthiram Sambhare,Smt Shanta Kanthiram Sambhare,Smt Vimala Madhukarrao Pethe,Smt Jija Ganesh Thakre,Smt Ashabai Dashrath Wankhede,Smt Sushila Eknath Mamulkar sold the land admeasuring 0.71 HR to 1. Shri. Rajkumar O. Agrawal, 2.Shri. Ashok S. Kalyankar, 3.Shri. Arun K. Padole,4. Sau. Jayshri D. Dhawde, 5.Sau. Sunita S. Agrawal, 6.Smt. Hemlata K. Agrawal, 7.Shri. Ganesh C. Ragit, 8.Shri. Bharat D. Waghade, 9.Shri. Avinash B. Kapse,10 Shri. Sanjay N. Panchbai, 11.Shri. Manoj P. Gupta, 12.Shri. Devendra V. Dhawade, 13.Shri. Sanjay R. Agrawal and 14.Shri. Ashish S. Agrawal by sale deed dated 29.08.2006 which is duly registered in the office of the sub registrar Nagpur no.10 at sr no.4282on 29.08.2006.

Therefore 1. Shri. Rajkumar O. Agrawal, 2.Shri. Ashok S. Kalyankar, 3.Shri. Arun K. Padole,4. Sau. Jayshri D. Dhawde, 5.Sau. Sunita S. Agrawal, 6.Smt. Hemlata K. Agrawal, 7.Shri. Ganesh C. Ragit, 8.Shri. Bharat D. Waghade, 9.Shri. Avinash B. Kapse,10 Shri. Sanjay N. Panchbai, 11.Shri. Manoj P. Gupta, 12.Shri. Devendra V. Dhawade, 13.Shri. Sanjay R. Agrawal and 14.Shri. Ashish S. Agrawal became the owner of the land admesuring 1.52 HR Bearing Khasara No.134/2 Of Mouza Belatarodi.

That 1. Shri. Rajkumar O. Agrawal, 2.Shri. Ashok S. Kalyankar, 3.Shri. Arun K. Padole,4. Sau. Jayshri D. Dhawde, 5.Sau. Sunita S. Agrawal, 6.Smt. Hemlata K. Agrawal, 7.Shri. Ganesh C. Ragit, 8.Shri. Bharat D. Waghade, 9.Shri. Avinash B. Kapse,10 Shri. Sanjay N. Panchbai, 11.Shri. Manoj P. Gupta, 12.Shri. Devendra V. Dhawade, 13.Shri. Sanjay R. Agrawal and 14.Shri. Ashish S. Agrawal Sold the Survey No. 134/2 admeasuring 1.52 HR to Shri. Praful M. Wankhede, Shri. Dudhram L. Sawalakhe, Sau. Pranita D. Sawalakhe & Rise City Land Developers through its Partners vide sale deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 1569 on 12.04.2007.

That the aforesaid owner Shri. Dudhram L. Sawalakhe and Sau. Pranita D. Sawalakhe sold their 50 % share in aforesaid land admeasuring 0.76 HR to Shri. Sundar I. Bhojwani and Shri. Bhajanlal B. Kewalramani vide sale deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 1911 on 11.05.2009.

That Shri. Sundar I. Bhojwani Gifted her share in the the Survey No. 134/2 admeasuring 0.38 HR to Smt. Suranbai @ Surabai Bhimandas Kewalramani vide Gift deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 528 on 07.01.2021.

That Smt. Suranbai @ Surabai Bhimandas Kewalramani and Shri. Bhajanlal Bhimandas Kewalramani jointly sold the Survey No. 134/2 admeasuring 0.76 HR to Shri. Gajanan Infrastructure And Developers through its Partners vide Sale Deed Dated 02.01.2022 which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 586 on 03.02.2022.

That Shri. Gajanan Infrastructure And Developers through its Partners becomes the absolute owner of the Said Property and duly mutated their names in all relevant revenue records and is yet to be mutated in 7/12 Extract.

That Shri. Gajanan Infrastructure And Developers through its Partners decided to sub divided the land by demarcation layout on the aforesaid land bearing khasara no.134/2 admeasuring 0.76 HR and the layout plan was Tentatively sanctioned by the NMRDA.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said Shri. Gajanan Infrastructure And Developers through its Partners possess a good valid, clear and perfect marketable title over the said Property.

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. Gajanan Infrastructure And Developers through its Partners is clear, Marketable and without any encumbrances.

Place Nagpur
Date : 30/05/2022

Yours Faithfully
R.S.KALE
Advocate

R.S.KALE
ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M-9822217900, e –mail: rkale_1@ yahoo.co.in

FLOW OF THE TITLE OF THE SAID LAND

a. **Copy of the** Sale Deed Dated 02.01.2022 which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 586 on 03.02.2022 executed by Smt. Suranbai @ Surabai Bhimandas Kewalramani and Shri. Bhajanlal Bhimandas Kewalramani in favor of Shri. Gajanan Infrastructure And Developers through its Partners in respect of Survey No. 134/2.
b. **Copy of the** Gift deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 528 on 07.01.2021 executed by Shri. Sundar I. Bhojwani Gift of her share in the Survey No. 134/2 admeasuring 0.38 HR infavour of Smt. Suranbai @ Surabai Bhimandas Kewalramani.
c. **Copy of the** sale deed which is duly registered in the office of the Sub-Registrar Nagpur Rural 10 at Sr. No. 1911 on 11.05.2009 executed by Shri. Dudhram L. Sawalakhe and Sau. Pranita D. Sawalakhe of land admeasuring 0.76 HR in favour of Shri. Sundar I. Bhojwani and Shri. Bhajanlal B. Kewalramani vide
d. **Copy** of tentative layout plan issued by the NMRDA Bearing letter no.6818 dated 04.04.2023..
e. **Copy** of 7/12 Extract.

Place Nagpur
Date : 30/05/2022

Yours Faithfully
R.S.KALE
Advocate

CHALLAN

MTR Form Number-6

GRN	MH002613068202223E	BARCODE		Date	30/05/2022-18:34:47	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	ADV R S KALE
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022053006912	132859971
Cheque/DD No.		Bank Date	RBI Date	30/05/2022-18:34:47	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822217900

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.