

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 Kh. No. 151/1, 156/2, AT
MOUZA JAMTHA TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of Shri Sushil Sohanlal Agrawal and following documents i.e.:-

1.DESCRPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 151/1, Admeasuring 7.12 Hectares, Jama Rs. 16.66, Bhogwatdar No. 1 and Kh. No. 156/2, Admeasuring 1.21 Hectares, Jama Rs. 1.72, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

KH. NO. 151/1 :-

TOWARDS EAST	:	Kh.No. 152 & 156
TOWARDS WEST	:	Railway line
TOWARDS NORTH	:	Khasra no. 150-84
TOWARDS SOUTH	:	Kh. No. 151/2

KH. NO. 156/2 :-

TOWARDS EAST	:	Kh. No. 155
TOWARDS WEST	:	Pandhan and Kh.No. 151
TOWARDS NORTH	:	Kh. No. 156/3
TOWARDS SOUTH	:	Kh. No. 156/1

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	10.09.2007	Sale Deed	Original
2	16.04.2007	Sale Deed	Original
3	12.09.2020	7/12 Extract	Original
4	05.05.2022	Patwari Map	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 vide GRN no. MH004578270202223E.

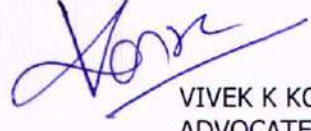
2 On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri Sushil Sohanlal Agrawal is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land

(1) Shri Sushil Sohanlal Agrawal Kh. No. 151/1/, 156/2.



3/- The report reflecting the flow of the title of the Shri Sushil Sohanlal Agrawal on the said land is enclosed herewith as annexure.
Encl: Annexure.



VIVEK K KOLTE
ADVOCATE

Date: 05.07.2022
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. 199, Admeasuring 7.00 Hectares and Kh. No. 207, adm. 1.50 H R, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Bajirao Fakira Dhage.

It is observed that the said Shri Bajirao Fakira Dhage and his family members lateron executed a Family Partition deed dated 06.05.1968 which is duly registered in the office of Sub-Registrar Nagpur at Sr. No. 2666 and as per said family partition, the land adm. 8.50 H R came into the share of Shri Natthu Bajirao Dhage. The said land is renumbered as 151. Out of total land 1.38 HR land sold by Shri Natthu Bajirao Dhage and remaining land adm. 7.12 HR is renumbered as Kh.No. 151/1.

It is observed that the said Shri Natthu Bajirao Dhage and his family members lateron executed a Family Partition deed dated 04.04.2007 which is duly registered in the office of Sub-Registrar Nagpur-7 at Sr. No. 2693 and as per said family partition, the land adm. 7.12 H R came into the share of Shri Natthu Bajirao Dhage, Shri Damodhar Natthu Dhage and Shri Ishwar Natthu Dhage.

It is observed that the said Shri Natthu Bajirao Dhage, Shri Damodhar Natthu Dhage and Shri Ishwar Natthu Dhage lateron sold out the said Kh. No. 151/1 by way of sale to Shri Sushil Sohanlal Agrawal by a Sale Deed dated 10.09.2007 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 5427 on even date.

It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 156/2 (Old No. 207/1) and 155/2 (Old No. 207/2) having an area of 1.21 HR and 1.20 HR resp. P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Gajanan Narayan Belge, Smt. Laxmibai Balkrishna Vispute, Shri Chandrakant Balkrishna Vispute and Shri Shyam Balkrishna Vispute jointly who lateron in their turn jointly transferred the said property by way of sale to Shri Dashrath Shivbodh Jaiswal by a Sale Deed.

It is observed that the said Shri Dashrath Shivbodh Jaiswal lateron sold out the said Kh. No. 156/2 (Old No. 207/1) and 155/2 (Old No. 207/2) by way of sale to Shri Kamlesh Madanlal Malani by a Sale Deed dated 20.04.1993 which is duly registered in the office Sub-Registrar, Nagpur Rural at Sr. No. 1705 on 27.04.1993.

It is observed that the said Shri Kamlesh Madanlal Malani lateron gifted out the said Kh. No. 156/2 by way of gift to Smt. Rajkumari Narayandas Chandak by a Gift Deed dated 22.03.2007 which is duly registered in the office Sub-Registrar, Nagpur -7 at Sr. No. 1789 on even date.

It is observed that the said Smt. Rajkumari Narayandas Chandak lateron sold out the said Kh. No. 156/2 by way of sale to Shri Sushil Sohanlal Agrawal by a Sale Deed dated 16.04.2007 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 2304 on even date.

It is observed that the said Shri Sushil Sohanlal Agrawal 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 Sushil Sohanlal Agrawal and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by Shri Sushil Sohanlal Agrawal.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of Shri Sushil Sohanlal Agrawal.

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: 05.07.2022



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