Rajendra B. Bomewar
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Date: - 02/06/2022

FORMATE -A

To,

MAHARERA,
Headquarter,
Mumbai, (Maharashtra)

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to all that piece and parcel of Land bearing survey no. 21/1/A, area 1.35 H.R., land revenue Rs.8.99/-, right class – I, Khate no. 92, situated at Mouza- Vihirgaon, Tah. Nagpur (Rural), Dist. Nagpur. (hereinafter referred as the said land)

I have investigated the title of said land on the request of **Jayshri Sai Builders And Land Developers,** through Proprietor Shri Diwakar Prabhakar Nikure, R/o Ward no. 2 Mangarud, Dist. Chandrapur - 441221, and following documents i.e.

1. DESCRIPTION OF THE PROPERTY

All that piece and parcel of Land bearing Land survey no. 21/1/A, area 1.35 H.R., land revenue Rs.8.99/-, right class – I, Khate no. 92, situated at Mouza- Vihirgaon, Tah. Nagpur (Rural), Dist. Nagpur.

The four boundaries of said land is as under,

Towards East: - Khasra No. 22,

Towards West: - Khasra No. 20,

Towards North: - Khasra No. 22,

Towards South: - Road

2. THE DOCUMENTS OF ALLOTMENT OF LAND

A) Sale deed dated 29/04/2022

b) 7/12 extract of land survey no. 21/1/A, area 1.35 H. R. in the name of Jayshri Sai Builders and Land Developers,

c) Copy of Gao Napuna 8 – A of land survey no. 21/1/A, area 1.35 H. R. in the name of Jayshri Sai Builders and Land Developers,

d) 7/12 extract of land survey no. 21/1/A, area 1.35 H.R.in the name of Shri Shekahr Vasantrao Thakare and other co-ownres.

e) 7/12 extract of land survey no. 21/1/B, area 0.10 H.R. in the name of Government.

f) Copy of N.A. order dated 21/02/2022 passed by Collector, Nagpur, in Revenue case no. 118/NAP-34/Mouza-Vihirgaon /Nagpur (Rural) /2021-22.

g) Copy of development agreement dated 02/05/2022 executed between Nagpur Metropolitan Region Development Authority and Mr. Shekhar Vasantrao Thakre & others

h) Copy of sanctioned Layout map dated 02/05/2022 sanctioned by Nagpur Metropolitan Region Development Authority.

i) Copy of letter dated 09/05/2022 of Nagpur Metropolitan Region Development Authority regarding released of plots, vide letter no. E.E/N.M.R.D.A/D.P.C/R.L./885.

3. 7/12/ Extract issued by Gram Panchayat Adhikari (Patwari) of dated 20/05/2022 and mutation entry no. 1477 of dated 20/05/2022

4. Search report for 30 years from 01/01/1993 to 23/05/2022

On perusal of the above mentioned documents and all others relevant documents relating to title of the said property I am of the opinion that the title of owner i.e. **Jayshri Sai Builders And Land Developers,** through Proprietor Shri Diwakar Prabhakar Nikure, R/o

Ward no. 2 Mangarud, Dist. Chandrapur – 441221 is clear, marketable and without any encumbrances.

3) The report reflecting the flow of the title of the Owner/s on the said land is enclosed herewith as annexture.

Enclose : Annexure

Nagpur

Dated: - 02/06/2022

Yours

Rajendra B. Bomewar,
Advocate.

Rajendra B. Bomewar
Advocate
Sakkardhara P. S. Road,
453, Anand Nagar, Nagpur-9

Rajendra B. Bomewar

Advocate

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Annexture

FLOW OF THE TITLE OF THE SAID LAND

1) That originally the said land survey no. 21/1/A is a part of entire land survey no. 21 it was owned and possessed by Shri Govindrao Thakre. However out of said original land survey no.21 government has acquired some land as well as acquired for outer ring road because of said acquisition said land survey no. 21 has divided in sub survey number. Accordingly said land survey no. 21/1/A is one of the part of original land survey no. 21.

2) That originally owner Shri Govindrao Thakre of said land survey no. 21/1/A, died leaving behind Smt. Chindabai Govindrao Thakre as his wife, Shri. Vasant Govindrao Thakre as his son and four daughters namely Smt. Kantabai Sarjerao Raut, Smt. Subhadra Mahadevrao Acharya, Smt. Shantabai Madhukar Jamdar, and Smt. Vatsalabai

Parasram Charde as such they were become a joint owner of said property as successor as such their names were mutated in the revenue record of original land old survey no. 21.

3) That Smt. Chindabai Wd/o. Govindrao Thakre died on 22/03/1993 and name of her legal heirs have been already recorded in respect of said original land survey no. 21, therefore name of deceased Chindabai Wd/o. Govindrao Thakre has been deleted from the revenue record as per mutation entry no. 117, dated 23/04/2001 and therefore son and four daughters of Govindrao Thakre were remain in the revenue record as owners of said land survey no.21.

4) That the daughter of Govindrao Thakre namely Smt. Kantabai Sarjerao Raut, Smt. Subhadra Mahadevrao Acharya, Smt. Shantabai Madhukar Jamdar, and Smt. Vatsalabai Parasram Charde have relinquished their right over the said land survey no.21 in favour of their brother i. e. Shri. Vasant Govindrao Thakre by virtue of registered relinquishment deed dated 01/02/2001, as such their names have been deleted from the revenue record of said original land survey no. 21 therefore Shri. Vasant Govindrao Thakre was become an owner of said entire original land survey no. 21.

5) That Shri. Vasant Govindrao Thakre is died as per revenue record leaving behind Smt. Kamalbai Vasantrao Thakre as his wife, four son namely Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and one married daughter namely Sau.. Sangita Raju Kalmegh, thus they were become a joint owners of said property i.e. land survey no. 21/1/A and other part of original land survey no.21 as successor, accordingly there name were mutated in the revenue record of said land survey no. 21/1/A and other part of original land survey no.21 as owners.

6) That wife of deceased Vasant Govindrao Thakre namely Kamlabai Vasantrao Thakre died leaving behind her for sons namely Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and a married daughter namely Ms. Sangita Raju Kalmegh and their names were already mutated in the revenue record of said land survey no. 21/1/A and other part of original land survey no.21, therefore name of deceased Kamlabai Vasantrao Thakre has been deleted from the revenue record of said land. Thus Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau. Sangita

Raju Kalmegh were become owner of said land survey no. 21/1/A and other part of original land survey no.21.

7) That the total land area of said land survey no. 21/1/A was are 1.45 H.R. but out of said land area 0.10 has been acquired by the government for the outer ring road therefore said land renumbered as survey no. 21/1/A, area 1.35 H.R. and acquired land survey no. 21/1/B, area 0.10 H.R. Thus Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau. Sangita Raju Kalmegh were owners & possessors of land survey no. 21/1/A, area 1.35 H.R. in the revenue record.

8) That Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau Sangita Raju Kalmegh, being owners and possessors of said land survey no. 21/1/A, area 1.35 H.R. they have sold the same to Jayshree Sai Builders And Land Developers, through Proprietor Shri Diwakar Prabhakar Nikure, by virtue of registered sale deed dated 29/04/2012 registered before Sub-registrar, Nagpur (Rural)- 7 vide document no. 3524/2022, as such they become an owner of said land survey no. 21/1/A, area 1.35 H.R. as per said sale deed and being owners their name has

been mutated in the revenue record of said land survey no. 21/1/A, area 1.35 H.R.

9) That prior to execution of sale deed dated 29/04/2022, in favour of Jayshri Sai Builders And Land Developers, through Proprietor Shri Diwakar Prabhakar Nikure executed by Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau. Sangita Raju Kalmegh, they had applied for conversion of said land survey no. 21/1/A, area 1.35 H.R. for non-agricultural towards Collector, Nagpur for residential use, as per Revenue case no. 118/NAP-34/Mouza-Vihirgaon /Nagpur (Rural) /2021-22 and same has been converted in to non-agricultural as per order dated 21/02/2022 of Collector, Nagpur.

10) That said land is being converted in to non-agricultural for residential use, the purchaser Jayshree Sai Builders And Land Developers, through Proprietor Shri Diwakar Prabhakar Nikure, has demarcated the layout consisting total 33 plots of different size and said lay-out map duly sanctioned by the Nagpur Metropolitan Region Development Authority on 02/05/2022 subject to condition of non-agricultural order dated 21/02/2022, so also executed development agreement on 02/05/2022 between Nagpur Metropolitan Region

Development Authority and Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau Sangita Raju Kalmegh, so also Nagpur Metropolitan Region Development Authority has release 32 plots as per letter dated 09/05/2022 vide letter no. E.E/N.M.R.D.A/D.P.C/R.L./885, subject to payment of betterment / abandonment peripheral charges as and when demanded by the Nagpur Metropolitan Region Development Authority and remaining plots will be released after completion of development works as per clause no. 17(b to f) of development agreement dated 02/05/2022.

11) That as per sated above Mr. Shekhar Vasantrao Thakre, Mr. Vijay Vasantrao Thakre, Mr. Vinod Vasantrao Thakre, Mr. Anil Vasantrao Thakre and Sau Sangita Raju Kalmegh were lawful owners of said Land bearing survey no. 21/1/A, area 1.35 H.R and being owners they had right to sale the said land and therefore they have sold the same to Jayshree Sai Builders And Land Developers, through Proprietor Shri Diwakar Prabhakar Nikure by virtue of registered sale deed dated 29/04/2022, as such said purchaser is become a lawful owner of said land accordingly their names also mutated in the revenue record.

12) That I have not seen death certificate of deceased Govindrao Thakre and his wife deceased Chindabai Govindrao Thakre and relinquishment deed dated 01/02/2001 executed by Smt. Kantabai Sarjerao Raut & her other three sisters infvaour of deceased Govindrao Thakre. I have also not seen death certificate of deceased Vasant Govindrao Thakre and his wife deceased Kamlabai Vasantarao Thakre, but they are died it appears from the relevant entry of revenue record of said land produced before me.

13) That I have taken search by inspecting the Index Registers for a period of 30 years from 01/01/1993 to 23/05/2022 in respect of property i.e. Land bearing survey no. 21/1/A, area 1.35 H.R., land revenue Rs.8.99/-, right class – I, Khate no. 92, situated at Mouza- Vihirgaon, Tah. Nagpur (Rural), Dist. Nagpur, I have verified all the relevant Index entries from the available books and record kept and maintained in the Office of the Sub- Registrar, Nagpur- 10, for a period of 30 years from 01/01/1993 to 23/05/2022 by depositing necessary fees vide challan No. MH002207121202223E and receipt no. 4143 of dated 23/05/2022. Some of the Index – II Registers were not prepare in the concerning office of Sub-Registrar, Nagpur- 10, hence I could not give cursory look on available record best as possible I could do. I have taken e-search by

inspecting the Index Register for a period of 19 years from 01/01/2002 to 23/05/2022 by depositing necessary fees vide challan no. MH002207121202223E and receipt no. 4143 of dated 23/05/2022.

14) That during the force of my inspection I did not come across above the entry as to any encumbrances, charges and litigation and whatsoever over the said land. Thus the title of **Jayshri Sai Builders And Land Developers,** through Proprietor Shri Diwakar Prabhakar Nikure is having good, valid and marketable title in respect of said land bearing survey no. 21/1/A, area 1.35 H.R., land revenue Rs.8.99/-, right class – I, Khate no. 92, situated at Mouza- Vihirgaon, Tah. Nagpur (Rural), Dist. Nagpur.

Yours

Nagpur

Dated: - 02/06/2022

Rajendra B. Bomewar,
Advocate.

Rajendra B. Bomewar
Advocate
Sakkardhara P. S. Road,
453, Anand Nagar, Nagpur-9

CHALLAN

MTR Form Number-6

GRN	MH002207121202223E	BARCODE		Date	23/05/2022-12:56:10	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 RAJENDRA B BOMEWAR
Location	NAGPUR		
Year	2022-2023 From 01/01/1993 To 23/05/2022	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	MOUZA VIHIRGAON TAHSIL NAGPUR GRAMIN AND DISTT NAGPUR KH NO 21/1/A ADM 1.35 HR
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank-CIN	Ref. No.	02202292022052305735	132531539
Cheque/DD No.		Bank Date	RBI Date	23/05/2022-12:56:10	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. : 9623850500

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 23-05-2022 12:56:49

ner Receipt

274/0
Monday,23 May 2022 6:08 PM

इतर पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 4143 दिनांक: 23/05/2022

गावाचे नाव:
दस्तऐवजाचा अनुक्रमाक: **नगन(ग्रा)-0-2022**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **अॅड. आर.बी. बोमेवार**
वर्णन **शोध अर्ज क्र. 1020/22 मौजा विहीरगांव तह. नागपूर ग्रामिण जि. नागपूर सर्व्हे क्र. 21/12ए सन 1993 ते 2022**

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002207121202223E दिनांक: 23/05/2022
बँकेचे नाव व पत्ता: