

Mithil H. Kolte

LL-B ADVOCATE

"Kalash" Plot No. 35,
Shyam Nagar, Bhagwan Nagar Road,

NAGPUR - 440 027

Mobile No.9226725651, 9405700241

adv.mithil.kolte@yahoo.in

Format A (Circular 28/2021)

To
MAHARERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 35 total admeasuring 232.50 Sq. Meters, Less Tangent area adm. 3.14 Sq. Mtrs. = Net area admeasuring 229.36 Sq. Meters (i.e. 2468.00 Sq. Fts.) & Plot No. 36 admeasuring 230.56 Sq. Meters (i.e. 2481.75 Sq. Fts.), [As per Release Letter issued by N.I.T.] both the Plots (i.e. Plot Nos. 35 & 36) after Amalgamation by Nagpur Improvement Trust, Nagpur is admeasuring about 459.92 Sq. Mtrs., being the portion of entire land bearing Khasra No. 159, of Mouza - Godhani (Rly.), P.S.K. 12, within the limits of Gram Panchayat - Godhani (Rly.), in Tahsil Nagpur (Rural), District Nagpur.

- 1) I have investigated the title of the said plots on the request of (1) Shri Vinod Damodhar Devghare & (2) Smt. Harshana Vinod Devghare.

and following documents i.e.:

1) Description of the property.

All that piece and parcel of land bearing Plot No. 35 total admeasuring 232.50 Sq. Meters, Less Tangent area adm. 3.14 Sq. Mtrs. = Net area admeasuring 229.36 Sq. Meters (i.e. 2468.00 Sq. Fts.) & Plot No. 36 admeasuring 230.56 Sq. Meters (i.e. 2481.75 Sq. Fts.), [As per Release Letter issued by N.I.T.] both the Plots (i.e. Plot Nos. 35 & 36) after Amalgamation by Nagpur Improvement Trust, Nagpur is admeasuring about 459.92 Sq. Mtrs., being the portion of entire land bearing Khasra No. 159, of Mouza - Godhani (Rly.), P.S.K. 12, within the limits of Gram Panchayat - Godhani (Rly.), in Tahsil Nagpur (Rural), District Nagpur and same is bounded as under: -

East - 9.00 Mtrs. Wide Road,
West - 6.00 Mtrs. Wide Road,
North - 6.00 Mtrs. Wide Road.,
South - Plot Nos. 34 & 37.

Upon it a layout known and styled as "ANUSAYA ASHIRWAAD"

2)

- Copy of :** N. A. Order issued by Collector, Nagpur vide Revenue Case No. 140/N.A.P.-34/2000-2001/Godhani Rly. Dated 26/11/2001 in favour of Shri Govinda Janglya Dukre and 3 Others through their POA Holder Shri Vyankatesh Tryambakrao Kunawar, (of Khasra No. 159 adm. 2.79 H.R. (i.e.27900 Sq. Mtrs.).
- Original:** Sanction Layout Plan issued by Competent Authority i.e. Assistant Director, Town Planning, Department, Nagpur [Rural].
- Copy of:** Registered Irrevocable Power of Attorney executed by (i) Shri Govind Janglya Dukre, (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare in favour of (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders], registered in the office of Sub-Registrar Nagpur in Book No. 4, Volume No. 132, On Pages 35 to 38, at Admission Serial No. 1489 (P) and at Serial No. 359 dated 27/03/2001. [of Khasra No. 159 adm. 2.79 H.R.].
- Copy of:** Registered Power of Attorney (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar, (iii) Shri Chandrakant Bhauraoji Padmawar in favour of Ku. Manisha Chintaman Mughate, registered in the office of Sub-Registrar Nagpur in Book No. 4, at Serial No. 1626/2002 dated 27/05/2002. [of Khasra No. 12 of Mouza-Sukali and Kh. Nos. 7, 8 & 10 of Mouza-Sukali].
- Copy of:** Registered Sale Deed executed by (i) Shri Govind Janglya Dukre (Mahajan), (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare through their POA Holders (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders] in favour of Dr. Shri Sanjiv S/o. Natthuji Dodke, registered in the office of Sub-Registrar Nagpur-7, in Book No.1, at Serial No. 1264/2009 dated 16/02/2009.(of Plot No. 35).



- f. Copy of: Release Letter issued by Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide Ref. No. AE-(M)-1/98 dated 01/03/2013 in respect of Plot No. 35 adm. 229.36 Sq. Mtrs. in favour of Dr. Shri Sanjiv Natthuji Dodke.
- g. Copy of: Registered Sale Deed executed by Dr. Sanjiv S/o. Natthuji Dodke in favour of (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar, registered in the office of Sub-Registrar Nagpur No. 5492/2013 dated 06/11/2013 (of Plot No. 35)
- h. Copy of: Registered Sale Deed executed by Registered Sale Deed executed by (i) Shri Govind Jangliya Dukre (Mahajan), (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare through their POA Holders (i) Shri Vyankatesh Trimbakrao Kunnwar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders] & The Nagpur Mahila Nagari Sahakari Bank Ltd., through its Manager Smt. Hema Deepak Pathak [As a Consenter] in favour of Shri Vishal Vasant Rao Khadke, registered in the office of Sub-Registrar Nagpur No. 10 [Rural], in Book No. 1, at Serial No. 3009/2003 dated 30/07/2003. (of Plot No. 36).
- i. Copy of: Release Letter issued by Nagpur Improvement Trust, Nagpur vide Ref. No. AE-01/Metro/337 dated 27/08/2013 in respect of Plot No. 36 adm. 230.56 Sq. Mtrs. in favour of Shri Vishal S/o. Vasant Rao Khadke.
- j. Copy of: Registered Sale Deed executed by Shri Vishal Vasant Rao Khadke (As a Vendor) & (i) Shri Ashok S/o. Shyamlal Dhiman, (ii) Shri Chandrakant S/o. Vishwanath Chintawar, (iii) Shri Chandrashekhar S/o. Diwakar Wadegaonkar, (iv) Shri Nitin Padmakar Faizpurkar (As a Consenting Party) in favour of (i) Shri Yogesh Sudamrao Chandekar, (ii) Smt. Apeksha Yogesh Chandekar, registered in the office of Sub-Registrar Nagpur No. 7, in Book No. 1, at Serial No. 5676/ 2013 dated 16/11/2013. (of Plot No. 36).
- k. Copy of: Amalgamation Letter issued by Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur in favour of (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar, vide Letter Ref. No. AE-01/Metro/652 dated 11/11/2014. [of Plot Nos. 35 & 36].
- l. Copy of: Sanction Building Permit and Commencement Certificate issued by Building Engineer (Metro), Nagpur Improvement Trust, Nagpur, bearing Permit No. B.E.(Metro)/ South/Nagpur (Rural) MB4502/ 2014111925/696 Dated 21/08/2015 issued by Building Engineer, Nagpur Improvement Trust, Nagpur issued in the name of Previous Owners (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar. [for Plot No. 35].
- m. Copy of: Sanction Building Plan bearing Permit No. B.E.(Metro)/ South/Nagpur (Rural) MB4502/ 2014111925/696 Dated 21/08/2015 issued by Building Engineer, Nagpur Improvement Trust, Nagpur issued in the name of Previous Owners (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar.
- n. Copy of: Registered Sale Deed executed by (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar in favour of (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare, registered in the office of Sub-Registrar, Nagpur No. 7, in Book No. 1, at Serial No. 1806/2019 dated 01/03/2019. (of Plot Nos. 35 & 36).
- o. Copy of: Registered Mortgage Deed executed by (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare in favour of Hanuman Credit Sahakari Sanstha Maryadit, Nagpur, registered in the office of Sub-Registrar Nagpur No. 7, at Serial No. 1926/2019 dated 05/03/2019. (of Rs. 60,00,000/-).
- p. Copy of: Registered Deed of Declaration executed by (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare, registered in the office of Sub-Registrar, Nagpur No. 7, in Book No. 1, at Serial No. 2703/2019 dated 20/03/2019. (of Plot Nos. 35 & 36).
- q. Copy of: Applied Copy of Mutation in Talathi records Godhani (Railway), Tahsil Office Nagpur (Rural) in the name of (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare, vide dated 22/09/2020.
- r. Copy of: List of Document issued by Hanuman Credit Sahakari Sanstha Maryadit, Nagpur in the name of (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare.
- 3) Search report for 30 years from 01/01/1992 till 02/01/2021
- 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 (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare is clear, marketable and without any encumbrances except Presently mortgage with Hanuman Credit Sahakari Sanstha Maryadit, Nagpur.
- 4) Owner of the land
1. (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare - Plot No. 35 & 36 total admeasuring 459.92 Sq. Mtrs. Khasra No. 159
2. I am of the opinion that (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare are the legal Co-owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- 5) The report reflecting the flow of the title of the (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare on the said land is enclosed herewith as annexure.

Encl : Annexure.



(Mithil H. Kolte)
Advocate.

Mithil H. Kolte

LL-B ADVOCATE

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Shyam Nagar, Bhagwan Nagar Road,

NAGPUR - 440 027

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FORMAT - A (Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. That, originally, All that piece and parcel of agricultural land bearing Khasra No. 159 admeasuring 2.79 H.R. (i.e. 2,79,000.00 Sq. Mtrs.), Occupant Class - I, Rental Rs. 558 of Mouza - Godhani (Railway), P. H. No. 12, situated at Godhani (Rly.), qwithin the limits of Grampanchayat - Godhani (Rly.) was jointly owned and possessed by (i) Shri Govinda Janglya Mahajan, (ii) Smt. Laxmi Wd/o. Janglya Mahajan being their separate ancestral property as per recital of Title Deed and their names are duly mutated in the records of 7/12 Extract.
- B. That, thereafter (i) Shri Govind Janglya Dukre, (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare have jointly executed a Registered Irrevocable Power of Attorney in respect of Khasra No. 159 adm. 2.79 H.R. (i.e. 27900 Sq. Mtrs.) in favour of (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders], by executing the registered Irrevocable Power of Attorney and the same was duly in the office of Sub-Registrar Nagpur in Book No. 4, Volume No. 132, On Pages 35 to 38, at Admission Serial No. 1489 (P) and at Serial No. 359 dated 27/03/2001.
- C. That, the said property bearing Khasra No. 159 adm. 2.79 H.R. (i.e. 27900 Sq. Mtrs.) was converted is the Non Agricultural use by the Collector, Nagpur, vide Revenue Case No. 140/N.A.P.-34/2000-2001/Godhani Rly. Dated 26/11/2001 of Mouza - Godhani (Railway), Tah. Nagpur (Rural) and Dist. - Nagpur to that effect. That the layout Plan sanctioned by the Town Planning Department, Nagpur Improvement Trust, Nagpur (Rural).
- D. That, thereafter (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar, (iii) Shri Chandrakant Bhauraoji Padmawar had executed a Registered Power of Attorney in favour of Ku. Manisha Chintaman Mughate by executing the registered General Power of Attorney and the same was duly registered in the office of Sub-Registrar Nagpur in Book No. 4, at Serial No. 1626/2002 dated 27/05/2002.
- E. That, thereafter (i) Shri Govind Janglya Dukre (Mahajan), (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare through their POA Holders (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders] had sold Plot No. 35 total admeasuring 232.50 Sq. Meters, Less Tangent area adm. 3.14 Sq. Mtrs. = Net area admeasuring 229.36 Sq. Meters (i.e. 2468.00 Sq. Fts.) to Dr. Shri Sanjiv S/o. Natthuji Dodke by executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar Nagpur-7, in Book No.1, at Serial No. 1264/2009 dated 16/02/2009. That as a result therefore Shri Sanjiv S/o. Natthuji Dodke became the absolute and full owner of Plot No. 35 with heritable and transferable rights therein and his name is duly mutated in all Government records.
- F. That, thereafter, the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur had issued a Release Letter in respect of Plot No. 35 adm. 229.36 Sq. Mtrs., vide Ref. No. AE-(M)-1/98 dated 01/03/2013 issued in the name of Dr. Shri Sanjiv Natthuji Dodke.
- G. That, thereafter Dr. Sanjiv S/o. Natthuji Dodke had sold Plot No. 35 admeasuring 229.36 Sq. Meters (i.e. 2468.00 Sq. Fts.) to (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandedkar by executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar Nagpur No. 5492/2013 dated 06/11/2013. That as a result therefore (i) Mr. Yogesh Sudamrao Chandekar, (ii) Mrs. Apeksha Yogesh Chandedkar became the joint co-owners of Plot No. 35 with heritable and transferable rights therein and their names are duly mutated in all Government records.
- H. That, thereafter (i) Shri Govind Janglya Dukre (Mahajan), (ii) Smt. Kausalyabai Natthuji Bhadang, (iii) Smt. Sakhubai Dhanrajji Kakde, (iv) Smt. Tulsabai Chirkutraoji Ghormare through their POA Holders (i) Shri Vyankatesh Trimbakrao Kunawar and (ii) Shri Nilesh Gajananrao Chandewar [Partners of Apurva Builders] & The Nagpur Mahila Nagari Sahakari Bank Ltd., through its Manager Smt. Hema



Deepak Pathak [As a Consenter] had sold Plot No. 36 admeasuring 232.50 Sq. Meters (i.e. 2502.63 Sq. Fts.) to Shri Vishal Vasant Rao Khadke by executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar Nagpur No. 10 [Rural], in Book No. 1, at Serial No. 3009/2003 dated 30/07/2003. That as a result therefore Shri Vishal Vasant Rao Khadke became the absolute and full owner of Plot No. 36 with heritable and transferable rights therein and his name is duly mutated in all Government records.

- I. That, thereafter Shri Vishal S/o. Vasant Rao Khadke and (i) Shri Ashok S/o. Shyamlal Dhiman, (ii) Shri Chandrakant S/o. Vishwanath Chintawar, (iii) Shri Chandrashekhar S/o. Diwakar Wadegaonkar, (iv) Shri Nitin Padmakar Faizpurkar (As a Consenting Party) accordingly paid the Development charges of Rs. 1,71,438/-.
- J. That, thereafter, the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur had issued a Release Letter in respect Plot No. 36 adm. 230.56 Sq. Mtrs., vide Ref. No. AE-01/Metro/337 dated 27/08/2013 issued in the name of Shri Vishal S/o. Vasant Rao Khadke.
- K. That, thereafter, the aforesaid Mr. Vishal Vasant Rao Khadke do not want to retain All that piece and parcel of Land bearing Plot No. 36 hence he decided to dispose it off to the (i) Shri Ashok S/o. Shyamlal Dhiman, (ii) Shri Chandrakant S/o. Vishwanath Chintawar, (iii) Shri Chandrashekhar S/o. Diwakar Wadegaonkar, (iv) Shri Nitin Padmakar Faizpurkar the present Deed for the valuable consideration of Rs. 13,30,000/-.
- L. That, thereafter, (i) Shri Ashok S/o. Shyamlal Dhiman, (ii) Shri Chandrakant S/o. Vishwanath Chintawar, (iii) Shri Chandrashekhar S/o. Diwakar Wadegaonkar, (iv) Shri Nitin Padmakar Faizpurkar have dropped the idea of retaining the aforesaid property and decided to dispose it off to he same to the present purchasers / buyers for the valuable consideration of Rs. 17,50,000/-.
- M. That, thereafter Shri Vishal Vasant Rao Khadke (As a Vendor) & (i) Shri Ashok S/o. Shyamlal Dhiman, (ii) Shri Chandrakant S/o. Vishwanath Chintawar, (iii) Shri Chandrashekhar S/o. Diwakar Wadegaonkar, (iv) Shri Nitin Padmakar Faizpurkar (As a Consenting Party) had sold Plot No. 36 admeasuring 230.56 Sq. Meters (i.e. 2481.75 Sq. Fts.), [As per Release Letter issued by N.I.T.] to (i) Shri Yogesh Sudam Rao Chandekar, (ii) Smt. Apeksha Yogesh Chandekar by executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar Nagpur No. 7, in Book No. 1, at Serial No. 5676/ 2013 dated 16/11/2013. That as a result therefore (i) Shri Yogesh Sudam Rao Chandekar, (ii) Smt. Apeksha Yogesh Chandekar became the joint co-owners of Plot No. 36 with heritable and transferable rights therein and their names are duly mutated in all Government and Semi Government records.
- N. That, thereafter (i) Shri Yogesh Sudam Rao Chandekar, (ii) Smt. Apeksha Yogesh Chandekar have applied for Amalgamation of Plot No. 35 and 36 before the Hon'ble Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur and after following the due procedure and obtaining approvals and reports from Competent Development Authorities the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur had amalgamated of Plot No. 35 and 36 vide his Office Order bearing Letter Ref. No. AE-01/Metro/652 dated 11/11/2014 in the name of i) Shri Yogesh Sudam Rao Chandekar, (ii) Smt. Apeksha Yogesh Chandekar.
- O. That, thereafter (i) Mr. Yogesh Sudam Rao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar have jointly sold Plot No. 35 admeasuring 229.36 Sq. Meters (i.e. 2468.00 Sq. Fts.) & Plot No. 36 admeasuring 230.56 Sq. Meters (i.e. 2481.75 Sq. Fts.), [As per Release Letter] to (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare by executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar, Nagpur No. 7, in Book No. 1, at Serial No. 1806/2019 dated 01/03/2019. That as a result therefore (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare became the joint co-owners of Plot Nos. 35 & 36 with heritable and transferable rights therein and their names are duly mutated in all Government records.
- P. That, thereafter (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare (As a Grantors) has started a construction of a Multistoried building on the aforesaid piece and parcel of properties described above and the building known and styled as "Anusaya Ashirwaad" according to plan attached hereto which is duly approved and sanctioned by the Building Engineer of Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(Metro)/South/Nagpur (Rural) MB4502/ 2014111925/696 Dated 21/08/2015 in the name of previous owners i.e. (i) Mr. Yogesh Sudam Rao Chandekar, (ii) Mrs. Apeksha Yogesh Chandekar is a made a part hereof.
- Q. That, thereafter, (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare had availed the financial assistance of Term/Project Loan of Rs. 60,00,000/- from Hanuman Credit Sahakari Sanstha Maryadit, Nagpur as a Project Finance against the Project "ANUSAYA ASHIRWAAD" by way of registered Mortgage being the collateral security and the said registered mortgage was duly registered in the office of Sub-Registrar Nagpur No. 7, at Serial No. 1926/2019 dated 05/03/2019 and all the original documents pertains to Plot of land Schedule property is in the custody of the said Hanuman Credit Sahakari Sanstha Maryadit, Nagpur and the said Bank had also issued the List of Document to that effect. (in respect of Presently of all 16 independent Apartments on Ground Floor, First, Second, Third, Fourth, bearing Ground Floor Shop No. 1 & 2 and First Floor Apartment No. 101, 102, 103, 104, Second Floor Apartment No. 201, 202, 203 & 204, Third Floor Apartment No. 301, 302, 303 & 304 & Fourth Floor Apartment No. 401, 402, 403 & 404 in the scheme known and styled as "Anusaya



Ashirwaad" along with proportionate undivided share and interest in the above said land of **Mouza - Godhani (Rly.)**.

- R. That, thereafter, (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare** (As a Grantors) had submitted the said Scheme named and styled as "**Anusaya Ashirwaad**" to the provisions of the Maharashtra Apartments Ownership Act, 1970 and had executed the registered Deed of Declaration, which was duly registered in the office of Sub-Registrar, Nagpur No. 7, in Book No. 1, at Serial No. 2703/2019 dated 20/03/2019.
- S. It, is pertinent to note here that till date names of (i) Shri Vinod Damodhar Devghare, (ii) Smt. Harshana Vinod Devghare** are not duly mutated in the records of 7/12 Extract and further not recorded in the records of Nagpur Municipal Corporation, Nagpur and they have applied on dated 22/09/2020 for the same and acknowledgement to that effect also submitted therefore it is advised to obtain the latest 7/12 Extract and Gram Panchayat - Godhani (Rly.) in due of course of time.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur (Rural) by depositing Rs. 750/- vide GRN No. MH009999231202122E. dated 11/12/2021.
- 1) Registered Sale Deed, Regd. at Serial No. 1806/2019 dated 01/03/2019, Sub-Registrar No. 7, Nagpur
 - 2) Applied Copy of 7/12 extract of Plot No. 35 & 36 dated 22/09/2020. (RL issued by NIT) Akhiv Patrika.
 - 3) Search report for 30 years Taken from Sub-Registrar' office Nagpur
 - 4) Any other relevant title. - No
 - 5) Litigations if any. - No

Nagpur:
Dated : 11/12/2021



(Mithil H. Kolte)
Advocate