

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 SURVEY NO. 178/1
SITUATED AT JAMTHA TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said land on the request of M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre and following documents i.e.:-

1.DESRIPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 178/1, Admeasuring 1.91 Hectares being the Northern portion of entire land admeasuring 3.86 Hectares, Jama Rs. 4.59, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 179
TOWARDS WEST	:	Kh.No. 178(Part)
TOWARDS NORTH	:	Kh. No. 242 & Nallah
TOWARDS SOUTH	:	By remaining part of Khasra no. 178/1

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	05.04.2022	Sale Deed	Original
2		Layout Map	Original
4	04.05.2022	7/12 Extract	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.

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 M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre. is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land

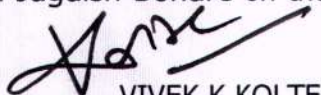
M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre.

3/- The report reflecting the flow of the title of the M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajed and Shri Rahul Jagdish Bondre on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:06.05.2022
Nagpur.




VIVEK K KOLTE
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH001534537202223E	BARCODE			Date	06/05/2022-14:24:26		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		VIVEK KOLTE			
Location NAGPUR									
Year 2022-2023 From 01/01/2010 To 06/05/2022				Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				325.00		Road/Street			
				Area/Locality		NAGPUR			
				Town/City/District					
				PIN		4 4 0 0 2 2			
				Remarks (If Any)					
				KHASRA NO. 178/1 MOUZA JAMTAH					
				Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00		Words			
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02400412022050600603 1060605202202400603	
Cheque/DD No.				Bank Date		RBI Date		06/05/2022-14:25:11 Not Verified with RBI	
Name of Bank				Bank-Branch		CANARA BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9823900828

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



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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. 178/1, Admeasuring 3.86 Hectares, Jama Rs. 4.59, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Marotrao Bajirao Dhage.

It is observed that during his life time, the said Shri Marotrao Bajirao Dhage executed his LAST WILL AND TESTAMENT on 23.11.1998 and thereby he bequeathed his various properties to his wife Smt. Anjanabai Marotrao Dhage and Three Sons namely Shri Moreshwar Marotrao Dhage, Shri Abhimanyu Marotrao Dhage, Shri Raju Marotrao Dhage and Six married daughters namely Smt. Indubai Gopalrao Sarode, Mrs. Suman Anandrao Mahajan, Mrs. Maulikatai Vasantrao Girde, Mrs. Yadnyeshwari Anandrao Motghare, Mrs. Shalu Namdeorao Pise, Mrs. Nalini Laxmanrao Rokade absolutely forever with heritable and transferable rights therein. By the said WILL, he bequeathed the said property bearing Kh. No. 178/1 of Mouza Jamtha having an area of 3.86 H.R. to his son Shri Abhimanyu Marotrao Dhage.

It is observed that the said Shri Marotrao Bajirao Dhage left for heavenly on 02.08.2001 and consequent upon his demise, his son Shri Abhimanyu Marotrao Dhage absolute and full owner thereof with heritable and transferable rights therein in terms of the said WILL dated 23.11.1998.

It is observed that the said Shri Abhimanyu Marotrao Dhage lateron sold out the said Northern Portion of the land bearing Kh. No. 178/1 by way of sale to M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhaged and Shri Rahul Jagdish Bondre by a Sale Deed dated 05.04.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 2781 on 05.04.2022.

It is observed that the said Shri Abhimanyu Marotrao Dhage lateron sold out the said Southern Portion of the land bearing Kh. No. 178/1 by way of sale to Shri Rahul Jagdish Bondre by a Sale Deed dated 03.02.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 846 on 03.02.2022.

It is observed that the M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhaged and Shri Rahul Jagdish Bondre 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 M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhaged and Shri Rahul Jagdish Bondre and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhaged and Shri Rahul Jagdish Bondre



Sr.No.

- 1) 7/12 extract/P.R Card as on date of application for registration in the name of M/s Mahalaxmi Infracon through its Partners Shri Anish Bhavrilal Chhajer and Shri Rahul Jagdish Bondre
- 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: 06.05.2022


VIVEK K KOLTE
ADVOCATE

MH001534537202223E dated 06.05.2022

