TO WHOM SO EVER CONCERN

Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur

RESE./OFF
Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.
Ph.; 2726198 Mobile : 9503248105
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Ref. No. **Date : 13/09/2022**

FORMAT-A

To,
MHA RERA

LEGAL TITLE REPOT

Sub :- Title clearance certificate with respect to All that piece and parcel of land bearing **Survey/Khasra No. 413/2, admeasuring about 0.96 H.R Land, Out of which 0.68 H.R N on Agriculture Land, Revenue assessment Rs. 4.50 with Occupancy Class 1 right, situated at Mouza-HINGNA, P. H. No. 49, , Tahsil –HINGNA, District- NAGPUR along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Mouza-HINGNA situate at Village Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil-Hingna and District-Nagpur.**

I have investigated the title of the above said **Survey/Khasra No. 413/2,** on the request of **1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All** R/o Hingna Tahsil, Hingna, Dist-Nagpur and the following documents i.e.

1. **Copy of Ferfar Panji**
2. **Letter from Nagar Panchayat Hingna Office ated 15/07/2022**
3. **Copy of N.A. Order dated28/07/2022**
4. **Tentative Sanction Layout Map from Nagar Panchayat Hingna Office**
5. **Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.**
6. **Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,**
7. **Tax Receipt from Grampanchayat,**
8. **Search report for 30 year from 1993 till 2022**
9. **Copy of Adhikar Abhilekh Panji,**
10. **No Due Certificate from Bank of India.**
11. **Identity Prof of Present Owner**

On the 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 1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All R/o Hingna Tahsil, Hingna, Dist-Nagpur**, is clear, marketable and without any encumbrances.**

Owner of Land :-

1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All R/o Hingna Tahsil, Hingna, Dist-Nagpur.

Schedule of Property :-

All that piece and parcel of land bearing **Survey/Khasra No. 413/2, admeasuring about 0.96 H.R Land, Out of which 0.68 H.R N on Agriculture Land, Revenue assessment Rs. 4.50 with Occupancy Class 1 right, situated at Mouza-HINGNA, P. H. No. 49, , Tahsil –HINGNA, District-NAGPUR along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Mouza- HINGNA situate at Village Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil-Hingna and District-Nagpur.**

The Report reflecting the flow of the title of the owner of All that piece and parcel of land bearing **Survey/Khasra No. 413/2, admeasuring about 0.96 H.R Land, Out of which 0.68 H.R N on Agriculture Land, Revenue assessment Rs. 4.50 with Occupancy Class 1 right, situated at Mouza-HINGNA, P. H. No. 49, , Tahsil –HINGNA, District- NAGPUR along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Mouza- HINGNA situate at Village Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil-Hingna and District-Nagpur, on the said land as enclosed herewith**

Encl :- Annexure
Dated :- 13/09/2022

(Chandrashekhar V. Anwane)
Advocate.

Annexure

Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur

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Ph.; 2726198 Mobile : 9503248105

Ref. No. **Date : 13/09/2022**

TO WHOM SO EVER CONCERN

TITLE VERIFICATION REPORT

That having been engaged by **1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All** R/o Hingna Tahsil, Hingna, Dist-Nagpur for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (**Mouza- Hingna, Tah-Hingna & Dist-Nagpur**) by inspecting the record of concerned Sub-registrar at Sub-registrar Nagpur Gramin, for the period of 30 years from 1993 to 2022 (30 yrs.) as per the requirement and direction of the bank.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Survey/Khasra No. 413/2, admeasuring about 0.96 H.R Land, Out of which 0.68 H.R Non Agriculture Land, Revenue assessment Rs. 4.50 with Occupancy Class 1 right, situated at Mouza-HINGNA, P. H. No. 49, , Tahsil –HINGNA, District-NAGPUR along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Mouza- HINGNA situate at Village Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil-Hingna and District-Nagpur, and same is bounded as under :-**

Khasra No. 413/2
TO THE EAST : 18.00 M. Wide Road & Khasra No. 414,
TO THE WEST : Khasra No. 49,
TO THE NORTH : Kh. No. 413/1 & 414,
TO THE SOUTH : Kh. No. 412.

That the chain of transaction over the said schedule of property as under.

That as per records, the property in question being All that piece and parcel of land bearing **Survey/Khasra No. 413/2, admeasuring about 0.96 H.R Land, Out of which 0.68 H.R N on Agriculture Land, Revenue assessment Rs. 4.50 with Occupancy Class 1 right, situated at Mouza-HINGNA, P. H. No. 49, , Tahsil –HINGNA, District- NAGPUR along with all trees, shrubs, affixed stones and rocks and any thing and every thing standing thereon Together with All Easement Right like Road, Dhura etc, of Mouza- HINGNA situate at Village Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil-Hingna and District-Nagpur,** Originally belonged to Shri Uttam Dasharath Larokar having acquired the same by way of Appsi Vatani Patra, and same is accordingly recorded in the revenue Records.

That thereafter during the course of time the aforesaid Shri Uttam Dasharath Larokar left for heavenly abode on 13/08/2010 and consequentially the said property devolved upon his Legal heirs namely 1) Ravindra Uttam Larokar 2) Narendra Uttam Larokar 3) Shri Kishor Uttam Larokar 4) Ku. Jayashrr Uttam Larokar 5) Smt. Chandrakala W/o Uttam Larokar by intestate succession and the said name is mutated in 7/12 extract vide ferfar No. 230 dated 20/11/2010..

That thereafter during the course of time the aforesaid Ku. Jayashrr Uttam Larokar left for heavenly abode on 19/01/2015 without marriage and consequentially her name was deleated from 7/12 extract.

Thereafter the death of Ravindra Uttam Larokar, *the Undivided share of the said Schedule property is succeed by* 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar *as his only legal heirs, who inherited the said Undivided Share in the property by way of intestate succession and they mutated their name in 7/12 extract vide ferfar No.6488.*

Thereafter, the aforesaid owner **Shri Narendra Uttam Larokar**, **has mortgage the said schedule Property for availing loan from Bank of India, Hingna Branch by way of Loan of Rs. 1,00,000/- sanctioned and advance to Shri Narendra Uttam Larokar, and Mortgage the said Schedule property in favour of Bank of India, Hingna Branch by way of Mortgage Deed. Now the Said Loan has been repaid by the present owner and obtained the No due Certificate from Bank of India, Hingna Branch, Nagpur 09/11/2021.**

MUTATION

That, having acquired the said property, the present owner, **1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All** R/o Hingna Tahsil, Hingna, Dist-Nagpur, has mutated their mane in Patwari Record i.e. 7/12. The Land owner has sanctioned the Tentative Sanction Layout Map from Nagar Panchayat Karyalaya Hingna on 15/07/2022. The present owner has not mutated their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax up to 2022.

I hereby say that :

A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.

B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 and Gaon Namuna-A, in the name of present owner.

C) All the relevant documents of schedule property along with the Sale deed, Sanctioned Map, N.A. Order has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable.

D) The present owner **1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All** R/o Hingna Tahsil, Hingna, Dist-Nagpur, has mutated their name in the record of Revenue Department e. i. 7/12 extract.

Thus I, am of the openion that, the owner **1) Shri Narendra Uttam Larokar, 2) Shri Kishor Uttam Larokar, 3) Smt. Chandrakala Uttam Larokar, 4) Smt. Meena Ravindra Larokar 5) Shri Chaitanya Ravindra Larokar & 6) Minor Ku. Purva Ravindra Larokar All** R/o Hingna Tahsil, Hingna, Dist-Nagpur, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances and also in view of further personal verification and affidavit from the owners, it has been stated them that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that Authority should be obtained following documents for Further Transaction.

1. Copy of Ferfar Panji
2. Letter from Nagar Panchayat Hingna Office ated 15/07/2022
3. Copy of N.A. Order dated28/07/2022
4. Tentative Sanction Layout Map from Nagar Panchayat Hingna Office
5. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner.
6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
7. Tax Receipt from Grampanchayat,
8. Search report for 30 year from 1993 till 2022
9. Copy of Adhikar Abhilekh Panji,
10. No Due Certificate from Bank of India.
11. Identity Prof of Present Owner

(Chandrashekhar V. Anwane)
Advocate.

Nagpur
Dated : 13/09/2022

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1.

1. Copy of Ferfar Panji
2. Letter from Nagar Panchayat Hingna Office ated 15/07/2022
3. Copy of N.A. Order dated28/07/2022
4. Tentative Sanction Layout Map from Nagar Panchayat Hingna Office
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10. No Due Certificate from Bank of India.
11. Identity Prof of Present Owner

(Chandrashekhar V. Anwane)
Advocate.

Nagpur
Dated : 13/09/2022