ROHIT. R. CHOUGULE
ADVOCATE

FORMAT-A

To

MAHARERA, Headquarter, Mumbai
(Maharashtra).

LEGAL TITLE REPORT

SUBJECT: Title Clearance Certificate with respect to ALL THAT piece and parcel of the property admeasuring 1.00 Hectare or 2.471 Acre from and out of the entire property admeasuring 2.82 Hectares or 6.96 Acres, bearing Survey No. 145/5, Occupancy right Class–I, Patwari Halka No.: 42, Mouza: Panjari (Farm), Tahsil: Nagpur (Grameen) and District: Nagpur (hereinafter referred to and called as "said plot" for sake of brevity).

I have investigated the title of the said plot on the request of my clients namely: Shri. Navneet S/O Vishveshwar Dayal Shukul and Shri. Ashok S/O Hazarilal Garg, Office at: 30 VCA, Civil Lines, Nagpur-01, and on the basis of following documents i.e. :-

1. Description of Property:
   ALL THAT piece and parcel of the property admeasuring 1.00 Hectare or 2.471 Acre from and out of the entire property admeasuring 2.82 Hectares or 6.96 Acres, bearing Survey No. 145/5, Occupancy right Class–I, Patwari Halka No.: 42, Mouza: Panjari (farm), Tahsil: Nagpur (Grameen) and District: Nagpur, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, and bounded as under:

East:	Khasra No. 145/1/B
West:	Khasra No. 149
North:	Road
South:	Khasra No. 146

2. Documents of Allotment of Land:
   - **a.** 7/12 extract of Khasra No. 145/1.
   - **b.** 7/12 extract of Khasra No. 145/5.
   - **c.** Gaon Namuna (8A).
   - **d.** Sale Deed dated 25.09.2007 registered before the office of the Joint Sub-Registrar, Nagpur-7, bearing serial no. 5689-2007.
   - **e.** NA order copy dated 13.06.2022 issued by Collector, Nagpur.
   - **f.** Development Agreement No. E.E./NMRDA/Nagpur/DPC/Agree/708 dated 11.08.2022.
   - **g.** Letter issued by Assistant Engineer-1 (South) Nagpur Metropolitan Region Development Authority dated 19.08.2022 regarding specification of

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various development work in Khasra No. 145/5 of Mouza: Panjari (Farm), Tehsil: Nagpur (Gramin), District: Nagpur.

3. 7/12 extract of the said plot issued by Talathi Sajha (Khapri Railwayta), Nagpur (Grameen), District: Nagpur, dated 02.03.2021, bearing mutation entry no. 901 dated 16.10.2007.

4. Search Report for 30 years from 01.01.1991 till 08.09.2022.

2. On the basis of the above-mentioned documents, I am of the opinion that the title of the owners namely: Shri. Navneet Shukul and Shri. Ashok Garg over the said plot is clear marketable and without any encumbrance.

Owners of the said plot:

1. SHRI. NAVNEET S/O VISHVESHWAR DAYAL SHUKUL, Aged About: 67 Years, Occupation: Business, R/O: Plot No.538, Shankar Bhawan, Thapar Marg, Near Railway Crossing, Clarke Town, Nagpur – 440004, Permanent Account No. ABXPS5120P, Aadhar Unique Identity No. 9334 6241 6385. SHRI. ASHOK S/O HAZARILAL GARG, Aged About: 68 Years, Occupation: Business, R/O: 562, Shankar Road, Near Fire Station, New Rajendra Nagar, Central Delhi, Delhi-110060, Income Tax Permanent Account No. ABVPG2657B, Aadhar Unique Identity No. 6741 5604 9394, are the joint owners of ALL THAT piece and parcel of the property admeasuring 1.00 Hectare or 2.471 Acre from and out of the entire property admeasuring 2.82 Hectares or 6.96 Acres, bearing Survey No. 145/5, Occupancy right Class–I, Patwari Halka No.: 42, Mouza: Panjari (Farm), Tahsil: Nagpur (Grameen) and District: Nagpur, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto.

2. Qualifying comments/remarks if any: *On the basis of the above-mentioned documents, I am of the opinion that the title of the owners namely: Shri. Navneet Shukul and Shri. Ashok Garg over the said plot is clear marketable and without any encumbrance*

3. The report reflecting the flow of the title of the Owners on the said plot is enclosed herewith as **Annexure-A**.

Place: Nagpur
Dated: 28.09.2022

Advocate Rohit. R. Chougule

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ROHIT. R. CHOUGULE
ADVOCATE

ANNEXURE-A

Flow of Title of the said plot

1. As per Sale Deed dated 29.09.2007, Shri. Dhananjay S/O Govind Deodhar transferred land admeasuring 1.00 Hectare or 2.471 Acre from and out of said entire land admeasuring 2.82 Heacters or 6.96 Acres, bearing Khasra No. 145/1, Patwari Halka No. 42, Mouza: Panjari (Bu), Occupancy Right Class-I (Bhoomiswami), having a land revenue of 15.75 paise, Tahsil and District: Nagpur (Grameen) in favour of **Shri. Navneet S/O Vishveshwar Dayal Shukul and Shri. Ashok S/O Hazarilal Garg** vide Sale Deed dated 25.09.2007 registered before the office of the Joint Sub-Registrar, Nagpur-7, bearing serial no. 5689-2007.

   In pursuance to the registered Sale Deed dated 25.09.2007 Shri. Navneet S/O Vishveshwar Dayal Shukul and Shri. Ashok S/O Hazarilal Garg mutated their names in the relevant records including 7/12 extract.

   However, after purchase of the said plot Khasra No. 145/1 (old) is now changed to Khasra No. 145/5 (new) which is reflected in the 7/12 extract.

2. As per order dated 13.06.2022, the office of the Collector, Nagpur, allowed the use of the said plot for Non-Agriculture purposes (construction/development) as per Section 42A of the Maharashtra Land Revenue Code, 1966 vide its order dated 13.06.2022.

3. As per Agreement dated 11.08.2022, for the purpose of development of said plot the owners of the said plot namely: Shri. Navneet S/O Vishveshwar Dayal Shukul and Shri. Ashok S/O Hazarilal Garg entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur dated 11.08.2022 upon several terms and conditions contained therein. In terms of the Agreement of Development dated 11.08.2022, the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, has Finally approved the layout Plan of said plot vide its Letter No. E.E./NMRDA/Nagpur, DPC/Agree/708, Dated 11.08.2022.

4. I have inspected the Index Registers for a period of 30 Years from 01.01.1991 till 08.09.2022 in respect of the said plot Khasra No. 145/5. I have verified all relevant index entries from the available books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-10 for a period from 1991 till 2001. Similarly, I have taken e-search by inspecting the Index Registers for a period from 01.01.2002 till 08.09.2022 by depositing necessary fees vide challan no.: MH007484788202223U and receipt no. 1112545860 dated 16.08.2022.

5. That during the course of inspection I did not come across about the entry as to any encumbrance, charge and litigation on the said plot. On the basis of above said documents the title of Shri. Navneet S/O Vishveshwar Dayal Shukul and Shri. Ashok S/O Hazarilal Garg is valid, good and marketable for the said plot.

Place: Nagpur
Dated: 28.09.2022

Advocate Rohit. R. Chougule

Office at: Flat No. B-1/3, WCL Colony, Jaripatka, Nagpur-440014
Phone No: 9028624777; E-mail: rohitchougule363@gmail.com

CHALLAN
MTR Form Number-6

GRN	MH007484788202223U	BARCODE		Date	08/09/2022-12:31:00	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Rohit Rahul Chougule
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	525.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Five Hundred Twenty Five Rupees Only
Total	525.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022090879993	CPACAJWWJ0
Cheque/DD No.		Bank Date	RBI Date	08/09/2022-12:24:33	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 464171489 Mobile No. : 9028624777

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 08-09-2022 12:33:36

MH007484788202223U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Sep 2022	Receipt	Receipt no.: 1112545860
	Name of the Applicant :	Rohit Rahul Chougule
	Details of property of which document has to be searched :	Dist :Nagpur Village :Panjari Pharm S.No/CTS No/G.No. : 145
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH007484788202223U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		