

**Off: Flat no. 2, A1 – Wing, Shree Ganesh Apts, Bhagwagar Layout,
Dharampeth, Nagpur – 440010**

LEGAL TITLE REPORT

SUBJECT: Title Clearance Certificate with respect to **landed property** bearing Kh. No. 1/2 admeasuring 1.64 Hector, held as Occupant Class I, situated at Mouza Waddhamana P.C.No.6, Tahsil – Hingana, District Nagpur (hereinafter referred to as: **"THE SAID PROPERTY"** for the sake of brevity and convenience).

1. I have investigated the title of the said property on the request of my client **Shri Ashok Ramrao Gokate** and have also scrutinized following documents:

- a. Copy of 7/12 Extract of S.no. 1/2 in the name of Anju Narendra Karanjikar dated 11/12/1990.
- b. Certified copy of Ferfar Patrak bearing Ferfar no. 633, 644 and 645.
- c. Certified copy of 7/12 extract in the Name of Shri Ashok Gokate dated 10/02/2021.
- d. Copy of Sale deed bearing Reg. no. 2872 dated 14/08/1987.
- e. Copy of Sale deed bearing Reg. no. 4288 dated 03/09/2010.
- f. Copy of Sale deed bearing Reg. no. 1219 dated 18/03/2014.
- g. Copies of Sale deeds bearing Reg. nos. 5660 dated 31/12/2014.
- h. Copy of Sanad by Collector, Nagpur regarding conversion of Land for NA (Residential) purpose.



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- i. Copy of Development Agreement with NMRDA and Final Sanctioned map dated 04/07/2022.
2. On perusal of the above mentioned documents relating the title of the said property, I am of the opinion that the title of **Shri Ashok Gokate** is clear, marketable and without any encumbrance.
3. The report reflecting the flow of the title of **Shri Ashok Gokate** on the said property is enclosed herewith as annexure.

Enclosure: Annexure

Nagpur

Dated: 08/07/22



Harshad Puranik,

Advocate

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To,

MahaRERA,

Nagpur.

TITLE SEARCH/VERIFICATION REPORT

SUBJECT: Title Clearance Certificate with respect to **landed property** bearing Kh. No. 1/2 admeasuring 1.64 Hector, held as **Occupant Class I**, situated at **Mouza Waddhamana P.C.No.6, Tahsil – Hingana, District Nagpur** (hereinafter referred to as: **"THE SAID PROPERTY"** for the sake of brevity and convenience).

1. My Client **Shri Ashok Ramrao Gokate**, has requested me to cause inspection of the registration records and revenue record of rights for the past 30 years i.e. from 1993 to 2022 in the offices of Sub-Registrar, Hingna and scrutinize/examine the marketable title in respect of the property described in Para 2 herein below.



2. **DESCRIPTION OF PROPERTY:-**

ALL THAT PIECE AND PARCEL OF landed property bearing Kh. No. 1/2 admeasuring 1.64 Hector, held as Occupant Class I,

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situated at Mouza Waddhamana P.C.No.6, Tahsil – Hingana,
District Nagpur and the same is bounded as under:

ON THE EAST - ROAD

ON THE WEST - NALA

ON THE NORTH - KHASRA NO. 1/1

ON THE SOUTH - KHASRA NO. 1/3

3. DESCRIPTION OF THE DOCUMENTS SCRUTINISED:

- a. Copy of 7/12 Extract of S.no. 1/2 in the name of Anju Narendra Karanjikar dated 11/12/1990.
- b. Certified copy of Ferfar Patrak bearing Ferfar no. 633, 644 and 645.
- c. Certified copy of 7/12 extract in the Name of Shri Ashok Gokate dated 10/02/2021.
- d. Copy of Sale deed bearing Reg. no. 2872 dated 14/08/1987.
- e. Copy of Sale deed bearing Reg. no. 4288 dated 03/09/2010.
- f. Copy of Sale deed bearing Reg. no. 1219 dated 18/03/2014.
- g. Copies of Sale deeds bearing Reg. nos. 5660 dated 31/12/2014.



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- h. Copy of Sanad by Collector, Nagpur regarding conversion of Land for NA (Residential) purpose.
- i. Copy of Development Agreement with NMRDA and Final Sanctioned map dated 04/07/2022.

4. BRIEF HISTORY AND FLOW/TRACING OF TITLE TO THE SAID PROPERTY:

- a. On the instructions of my Client Shri Ashok S/o Ramrao Gokate, Nagpur, I caused inspection of the registration records and revenue record of rights for the past 30 years i.e. from 1993 to 2022 in the office of Sub-Registrar, Hingana on paying requisite Fees and court fees vide E - Receipt no. 5325 dated 05/07/2022, in respect of **landed property bearing Kh.No. 1/2 admeasuring 1.64 Hector, held as Occupant Class I, situated at Mouza Waddhamana P.C.No.6, Tahsil – Hingana, District Nagpur (hereinafter referred to as the “said Property for the sake of brevity).**
- b. As a result of the said inspection, it is noticed that originally survey no. 1/2 admeasuring 1.64 HR. of Mouza - Waddhamna was owned by Anju Narendra Karanjikar and her name was duly mutated in the 7/12 extract.

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- c. That Anju Narendra Karanjikar executed registered sale deed of survey 1/2 admeasuring 1.64 HR in favor of Shri Kamaji Sattuji Kapnichor, Smt. Radhikabai Wd/o Gulabrao Kapnichor, Shri Krushna Gulabrao Kapnichor, Chandrashekhar Gulabrao Kapnichor, Vasanta Gulabrao Kapnichor, Dinkar Gulabrao Kapnichor and Manohar Gulabrao Kapnichor vide sale deed bearing registration no. 2872 on 14/08/1987.
- d. That the above mentioned property was later on partitioned amongst Kapnichor family vide partition deed dated 02/05/2000 amongst all the owners. As per the said partition, field survey no 1/2 admeasuring 1.64 HR of Mouza - Waddhamna came to the share of Vasanta Gulabrao Kapnichor and his name was duly recorded in 7/12 extract vide mutation entry no. 645 dated 26/07/2000.
- e. Thereafter Shri Vasanta Gulabrao Kapnichor executed an agreement of Sale dated 28/11/2007 in respect of survey no. 1/2 admeasuring 1.64 HR of Mouza - Waddhamna with M/s Jaikishan Builders and Land Developers through its Partner Shri Vijay Kishor Joshi and subsequently executed and



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registered a Sale Deed in their favour vide Registration no. 4288/2010 on 03/09/2010 at the office of Sub – Registrar, Hingna. The aforesaid sale transaction dated 03/09/2010 is duly reported and recorded with the Revenue authorities and the 7/12 extract was mutated according to the sale vide Mutation entry no. (3179) 2184 dated 06/08/2011.

f. It is seen that later on M/s Jaikishan Builders and Land Developers through its Partner Shri Vijay Kishor Joshi sold the entire property bearing S. no. 1/2 admeasuring 1.64 HR of Mouza - Waddhamna vide two separate sale deeds bearing bearing Reg. no. 1219/2014 and 5660/2014 dated 18/03/2014 and 31/12/2014 respectively. Both these sale deeds were duly registered at the office of Sub – Registrar, Hingna.

g. That the aforesaid sale transactions dated 18/03/2014 and 31/12/2014 are duly reported and recorded with the Revenue authorities and the 7/12 extract was mutated according to the sale in the name of Shri Ashok Ramrao Gokate vide Mutation Ferfar entry no. 3111 and 3112 both dated 27/01/2015 Today the said property bearing survey

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no. 1/2 area – 1.64 HR of Mouza - Waddhamna stands duly recorded in the name of Shri Ashok Ramrao Gokate.

h. Later on Shri Ashok Gokate Applied to the Collector, Nagpur for converting the agricultural land for Non – Agricultural (residential) use and the same was granted by the Hon'ble Collector Nagpur vide Sanad dated 25/04/2022 in Revenue Case no. 179/NAP-34/Mouza – Waddhamna/Hingna/2021-22.

i. It is further seen that Shri Ashok Ramrao Gokate had also applied to NMRDA for sanction of Residential layout on the said property vide application dated 08/07/2019. The said layout was sanctioned by the said authority on 04/07/2022 on the terms and conditions mentioned in the Development agreement dated 04/07/2022 executed between NMRDA and Shri Ashok Gokate.

j. That I also happen to search the revenue record of Rights and Ferfar patrak and found that all the entries referred hereinabove were duly mutated and are correct.

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5. SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022:

- a. On the scrutiny of the records made available to me for the search, through the registers of Index-II extracts pertaining to Kh. No. 1/2 of Mouza – Waddhamna, Hingna area at the office of Sub-Registrar, Hingna, since 1993 to till 2022, I have not come across any entry adverse showing the encumbrance over the captioned property.

6. LITIGATIONS:

I have not come across any litigation in respect of the property from the documents produced before me.

7. OPINION:

During the inspection as mentioned above, I did not notice any other transfer / transaction registered in respect of the said properties before the registration authority. Copies of the aforementioned sale deeds, Ferfar Patraks, 7/12 extracts were supplied to me and the same are checked and verified to be correct and true.

As a result of my inspection and upon verification of the relevant documents provided by my Client I am of the opinion that Shri Ashok Ramrao Gokate is the absolute owner of the



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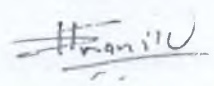
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said property i.e. Survey No. 1/2 admeasuring 1.64 HR of Mouza - Waddhamna and he has a clear, valid and marketable title to the said properties. However I was unable to find the entry in respect of the Partition deed dated 02/05/2000 in the office of Sub – Registrar, Hingna but the same was recorded in the revenue record. Therefore I suggest that the copy of the said partition deed be obtained and verified. I further suggest that an affidavit may be obtained from the said owner to the effect that he has not subjected the said property to any kind of charge, lien, mortgage, sale agreement and has not created any kind of encumbrance over the said property and that the same is in his physical possession and ownership till date. I further suggest that proper measurement of the land be conducted and K – prat be obtained for the government agency.

Hence this Title Verification Report and Title Clearance Certificate.

Nagpur




(Harshad Puranik)

Dated: 08/07/2022

Advocate

Enclosure: Search Receipt bearing no. 5325 dated 05/07/2022.