

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.

Ph.; 2726198 Mobile : 9503248105

Email chansrashekhharanwane@gmail.com

Ref. No.

Date : 10/10/2022

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to All that piece and parcel of Land bearing Survey/Khasra/Gut No. 60/3 of MOUZA-PIPLA P.S.K. NO. 38, having an area of 1.12 Hectares, Rental Rs. 5.31, held in Occupancy Class-1 Rights, Khate No. 1899 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PIPLA, in Tehsil-NAGPUR and District-NAGPUR and the said land is bounded as under :-

ON THE EAST :- BY SURVEY/KHASRA NO. 57.

ON THE WEST :- VELA SHIV HARI.

ON THE NORTH :- BY SURVEY/KHASRA NO. 60/1.

ON THE SOPUTH :- BY SURVEY/KHASRA NO. 59.

I have investigated the title of the above said Survey/Khasra No. 60/3, on the request of **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, Nagpur and the following documents i.e.

1. Description of the Property - All that piece and parcel of Land bearing Survey/Khasra/Gut No. 60/3 of MOUZA-PIPLA P.S.K. NO. 38, having an area of 1.12 Hectares, Rental Rs. 5.31, held in Occupancy Class-1 Rights, Khate No. 1899 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PIPLA, in Tehsil-NAGPUR and District-NAGPUR.

2. The Document of Allotment of Plot

1. Copy of Sale Deed of Present Owner dated 20/12/2018 Reg. No. 11067
2. Copy of Presentation Power of Attorney dated 04/08/2016 Reg. No. 2325
3. Copy of Sale Deed of Earlier Owner dated 02/08/2005 Reg. No. 4828,
4. Copy of General Power of Attorney dated 27/05/2004 Reg. No. 2923/2004,
5. Copy of N.A. Order
6. Tentative Sanction Layout Map from Nagpur Metropolitan Region
Development Authority
7. Duly mutated Original Copy of 7/12 from Patwari Record in the name
of present owner. Mutation Entry No. 2808
8. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
9. Tax Receipt from Grampanchayat,
10. Search report for 30 year from 1993 till 2022
11. Copy of Adhikar Abhilekh Panji,
12. Identity Prof of Present Owner

3. 7/12 extract issues by Patwari Tahsil-Nagpur-Dist. Nagpur dated
13/02/2019, mutation entry Number 2808

4. Search report for 30 years from 1993 till 2022

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 SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR R/o Somwari Quarter No. 165/1, Budhawar Bajar road, Raghuji Nagar, Nagpur AND SANDEEP GOPICHAND BADWAIK R/O 44 Durga Nagar, Manewada Road, Nagpur, is clear, marketable and without any encumbrances.

G. Sharma

Owner of Land :-

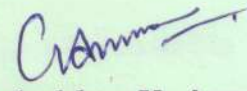
SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR R/o Somwari Quarter No. 165/1, Budhawar Bajar road, Raghuji Nagar, Nagpur AND SANDEEP GOPICHAND BADWAIK R/O 44 Durga Nagar, Manewada Road, Nagpur, (Mutation Entry No. 2808)

Qualifying Comment if any- NO

 The Report reflecting the flow of the title of the owner of, on the said land as enclosed herewith

Encl :- Annexure

Dated :- 10/10/2022


(Chandrashekhar V. Anwane)

Advocate.

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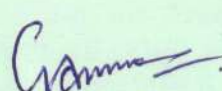
FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application for registration – Available
2. Mutation Entry Number 2808 dated 13/02/2019.
3. Search report for 30 years form 1993 taken from Sub- Registrar office at Nagpur Gramin, Dist-Nagpur - Available.
4. Any other relevant title. – No
5. Litigation if any – No


Nagpur

Dated : 10/10/2022


(Chandrashekhar V. Anwane)

Advocate.

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/Gut No. 60/3 of MOUZA-PIPLA P.S.K. NO. 38, having an area of 1.12 Hectares, Rental Rs. 5.31, held in Occupancy Class-1 Rights, Khate No. 1899 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PIPLA, in Tehsil-NAGPUR and District-NAGPUR, was belonged to Sou. Jokhanabai W/o Gangaramji Gupta having acquired the same by way of Sale Deed, and same is accordingly recorded in the revenue Records.

WHEREAS later on Sou. Jokhanabai W/o Gangaramji Gupta has execute and registered the General Power of Attorney in favour of MOHD. AMZAD HAJI BASHIR ASHRAFI which was duly registered at Sr. No. 2923/2044 before Sub-Registrar Nagpur Gramin No. 10 on 27/05/2004.

Gamm WHEREAS the aforesaid Owners Sou. Jokhanabai W/o Gangaramji Gupta through its General Power of Attorney in favour of MOHD. AMZAD HAJI BASHIR ASHRAFI lateron transferred/sold their aforesaid property comprising All that piece and parcel of Land bearing Survey/Khasra/Gut No. 60/3 of MOUZA-PIPLA P.S.K. NO. 38, having an area of 1.12 Hectares, Rental Rs. 5.31, held in Occupancy Class-1 Rights, Khate No. 1899 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PIPLA, in Tehsil-NAGPUR, by way of Sale to **Shri. Remu S/o Dashrathji Kuthe (HUF)**, the Vendor named hereinabove, by a Sale Deed Dated 02/08/2005, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Serial No. 4828/2005 on even date. As a result therefore the aforesaid **Shri. Remu S/o Dashrathji Kuthe (HUF)**, the Vendor has become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also recorded in the Revenue Records; AND

WHEREAS for variety of reasons and other good causes the **Shri. Remu S/o Dashrathji Kuthe (HUF)**, has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefit of his family members; AND

WHEREAS the Purchaser is being interested in buying the same and having got knowledge of the intention of the Vendor to sell the said property, it offered to purchase the same for a valuable consideration; AND

WHEREAS mean while **Shri. Remu S/o Dashrathji Kuthe (HUF)**, has execute and registered the Presentation Power of Attorney in favour of **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur which was duly registered at Sr. No. 2325 before Sub-Registrar Nagpur Gramin No. 70 on 04/08/2016.

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market, the Vendor agreed to sell heir aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 1,93,72,640/- (Rupees One Crore Ninety Three Lacs Seventy Two Thousand Six Hundred Forty Rs. Only) upon the following terms and conditions.

Later on Vendor **Shri. Remu S/o Dashrathji Kuthe (HUF)**, through **its Presentation Power of Attorney** **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur, has sold the said property to **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, Nagpur, vide Registered Sale Deed dated 20/12/2018 registered with Sub-Registrar, Nagpur Gramin No. 7 at Book No. 1 at Sr. No. 11067/2018 and their names were mutated in revenue records vide ferfar entry No. 2808 dated 13/02/2019.

After that the said **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, Nagpur, has prepared the Tentative Layout Map and it has been submitted to NMRDA Authority. The Executive Engineer, Nagpur Metropolitan Region Development Authority has Approved the said Layout Pland by their letter dated 18/08/2022 aongwith Demarkated Residential Layout Plan of Kh. No. 60/3, P.H. No. 38, Mouza-Pipla, Tah-Nagpur Dist-Nagpur. The present owner has not executed the Development Agreement with Nagpur Metropolitan Region Development Authority alongwith the terms and Conditions impose thereon. The Present owner has obtained the N. A. Order from Collector Nagpur vide Revenue Mamla No. 320/N.A.P.-34/ Mouza-Pipla/Nagpur (Rural)/2021-22 on 24/08/2022.

G. Amma

MUTATION

That, having acquired the said property, the present owner, **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, Nagpur, has mutated their mane in Patwari Record i.e. 7/12 extract vide ferfar No. 2808 dated 13/02/2019. The Land owner prepared the Tentative Layout Map and it has been submitted to NMRDA Authority. The Executive Engineer, Nagpur Metropolitan Region Development Authority has Approved the said Layout Pland by their letter dated 18/08/2022 aongwith Demarkated Residential Layout Plan of Kh. No. 60/3. The Present owner has obtained the N. A. Order from Collector Nagpur vide Revenue Mamla No. 320/N.A.P.-34/ Mouza-Pipla/Nagpur (Rural)/2021-22 on 24/08/2022. The present owner has not mutated their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax/cesses 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, Tentative Sanctioned Layout 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 **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, 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 **SHRI CHANDRASHEKHAR KKRUSHNAJI REVATKAR** R/o Somwari Quarter No. 165/1, Budhawar Bajar Road, Raghuji Nagar, Nagpur AND **SANDEEP GOPICHAND BADWAIK** R/O 44 Durga Nagar, Manewada Road, 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

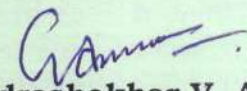
over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

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

1. Copy of Sale Deed of Present Owner dated 20/12/2018 Reg. No. 11067
2. Copy of Presentation Power of Attorney dated 04/08/2016 Reg. No. 2325
3. Copy of Sale Deed of Earliar Owner dated 02/08/2005 Reg. No. 4828,
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12. Identity Prof of Present Owner

Nagpur

Dated : 10/10/2022


(Chandrashekhar V. Anwane)
Advocate.

