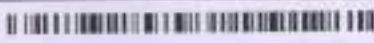


CHALLAN
MTR Form Number-6



GRN	MH010998797202223F	BARCODE			Date	22/11/2022-13:28:13	Form ID		
Department Inspector General Of Registration					Payer Details				
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)				
					PAN No.(if Applicable)				
Office Name HGN_HINGNA SUB REGISTRAR					Full Name		ADV C V ANWANE		
Location NAGPUR									
Year 2022-2023 One Time					Flat/Block No.		RAM WADI		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		MODEL MILL CHOWK		
					Area/Locality		NAGPUR		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					MOUZA-HINGNA KHASRA NO/GUT NO 95/1 F S K NO 49 1.68				
					HECTARES				
					Amount In	Seven Hundred Fifty Rupees Only			
Total					750.00	Words			
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	10000502022112203042	5861123688127	
Cheque/DD No					Bank Date	RBI Date	22/11/2022-13:28:54	Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9503248105

Department ID : Module No. :
NOTE - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document.
 સદર ચલન 'ટેક્સ ઓફ પેમેન્ટ' માટે તમને વરણાસાચી તામુ ગમે. ફતર કારણસાચી કિતા નોંદળે ન કચાવાવાયા દસ્તાસાચી તામુ નાથી.

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 chansrashekharanwane@gmail.com

Ref. No.

Date : 22/11/2022

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 95/1 of MOUZA -HINGNA, P.S.K. 49, having an area of 1.68 Hectares, Renta Rs 5.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 542 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situated at -Hingna, within the lumits of the Nagar Panchayat Hingna, in Tahsil -Hingna and District -NAGPUR and the said land is bounded as under

ON THE EAST : BY SURVEY NO. 97,
ON THE WEST : BY SURVEY NO. 94/1,
ON THE NORTH : BY SURVEY NO. 96,
ON THE SOUTH : BY ROAD.

Channe
I have investigated the title of the above said Survey/Khasra No./Gut No. 95/1, on the request of (1) SHRI. ARVIND Slo MAHADEO PISAL, Resident of Ward No. 1, Mondha-441110 Tahsil Hingna and District - NAGPUR, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, Resident of Plot No. 186, New Amar Nagar, Near Hanuman Mandir, Manewada Ring Road, Besa. Nagpur-440034, Tahsil and District- NAGPUR, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, Resident of Ward No. 3, House No. 606, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, Resident of Plot No. 606, Kamalpushp. Hingna Road, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR, and the following documents i.e.

1. Description of the Property - *ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 95/1 of MOUZA -HINGNA, P.S.K. 49, having an area of 1.68 Hectares, Renta Rs 5.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 542 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situated at -Hingna, within the limits of the Nagar Panchayat Hingna, in Tahsil -Hingna and District -NAGPUR.*

2. The Document of Allotment of Plot

1. Copy of Sale Deed of Present Owner dated 13/06/2022 Reg. No. 3575/2022
 2. Copy of Power of Attorney dated 27/12/2006 Reg. No. 6593
 3. Copy of Sale Deed of Earliar Owner dated 07/12/2004 Reg. No. 4354/2004
 4. Copy of General Power of Attorney dated 24/09/2004 Reg. No. 3442/2004,
 5. Copy of N.A. Order
 6. Tentative Sanction Layout Map from Hingna Nagar Panchayat
 7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. **Mutation Entry No. 6659**
 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 29/08/2022, **mutation entry Number 6659.**

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 (1) SHRI. ARVIND S/o MAHADEO PISAL, Resident of Ward No. 1, Mondha-441110 Tahsil Hingna and District - NAGPUR, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, Resident of Plot No. 186, New Amar Nagar, Near Hanuman Mandir, Manewada Ring Road, Besa. Nagpur-440034, Tahsil and District- NAGPUR, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, Resident of Ward No. 3, House No. 606, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, Resident of Plot No. 606, Kamalpushp. Hingna Road, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR, is clear, marketable and without any encumbrances.

Owner of Land :-

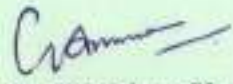
(1) SHRI. ARVIND S/o MAHADEO PISAL, Resident of Ward No. 1, Mondha-441110 Tahsil Hingna and District - NAGPUR, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, Resident of Plot No. 186, New Amar Nagar, Near Hanuman Mandir, Manewada Ring Road, Besa. Nagpur-440034, Tahsil and District- NAGPUR, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, Resident of Ward No. 3, House No. 606, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, Resident of Plot No. 606, Kamalpushp. Hingna Road, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR, (Mutation Entry No. 6659)

Qualifying Comment if any- NO

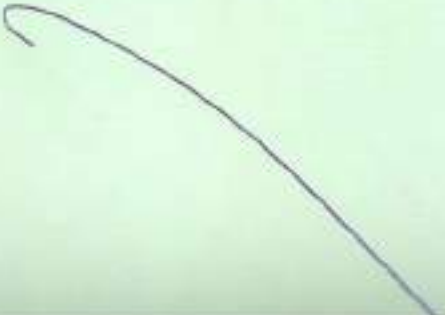
The Report reflecting the flow of the title of the owner of, on the said land as enclosed herewith

Encl :- Annexure

Dated :- 22/11/2022


(Chandrashekhar V. Anwane)

Advocate.



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 chansrashekharanwane@gmail.com

Ref. No.

Date : 22/11/2022

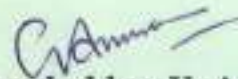
FORMAT-A

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 : 22/11/2022


(Chandrashekhar V. Anwane)

Advocate.



That the chain of transaction over the said schedule of property as under :-

WHEREAS the Vendors Shri Inderchand S/o Lakhichand Jain and 12 other hereinabove jointly own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey Khasra/Gut No. 95/1 of MOUZA HINGNA, P.s.K. 49, having an area of 1.68 Hectares, Rental Rs. 5.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 542 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses Well and all other easementary rights appurtenant and belonging thereto, situated at Hingna, within the limits of the Nagar Panchayat Hingna, in Tahsil - Hingna and District - NAGPUR and more particularly described in the schedule hereunder written, AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey/ Khasra / Gut No. (Old) 70/2 of MOUZA - HINGNA, P.S.K 49 having an area of 4.18 Acres (ie. 1.69 Hectares), Rental Rs 5.99 Yearly, held in Occupancy Class-1 Rights, Khate No. 181 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village Hingna, in Tahsil and District NAGPUR Originally belonged to (i) Shri. Shaukatali Bapumiya, (ii) Shri. Shahdatali Bapumlya, (iii) Shri. Kamarali Bapumiya and (iv) Smt Jinnatb Bapumiya as a recorded Co-Owners thereof being their separate property as per Records of Rights of 1954-55. However the Survey No. 70/2 is held in Malik Makbuja Rights prior to 01-10-1955 accordingly recorded in the Revenue Records; AND

WHEREAS the aforesaid recorded Co-owners (i) Shri. Shaukatali Bapumiya, (ii) Shri. Shahdatali Bapumiya, (iii) Shri. Kamarali Bapumlya and (iv) Smt Jommatb Bapumiya later on jointly transferred/sold their aforesaid property comprising All That piece and parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 70/2 of MOUZA - HINGNA, PSK. 49, having an area of 4.18 Ares (i.e. 1.69 Hectares) Rental Rs 5.99 Yearly, held in Occupancy Class-1 Rights, Khate No. 181 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village Hingna, in Tahsil and District NAGPUR, by way of Sale to Shri. Jagannath Laxman Zile, by a Registered Sale Deed Dated 18-02-1959 and same is accordingly recorded i the Revenue Records; AND

WHEREAS during the course of time the aforesaid Shri. Jagannath Laxman Zile left for heavenly abode and consequent upon his demise, his aforesaid property devolved upon his Four Sons namely (i) Shri. Hariram Jagannath Zile, (ii) Shri. Ramkrushna Jagannath Zile, (iii) Shri. Madhukar Jagannath Zile & (iv) Shri. Manik Jagannath Zile and only married daughter namely Mrs. Kausalya Marotrao Thote jointly by way of intestate succession being only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 154 dated 09-11-1983; AND

WHEREAS during the course of time Resurvey of the said Mouza -Hingna was conducted and the property held by aforesaid Co-owners (i) Shri. Hariram Jagannath Zile, (ii) Shri. Ramkrushna Jagannath Zile, (iii) Shri. Madhukar Jagannath Zile & (iv) Shri. Manik Jagannath Zile and only married daughter namely Mrs. Kausalya Marotrao Thote jointly bearing Survey Khasra / Gut No. (Old) 70/2, having an area of 4.18 ACIE (i.e 1.69 Hectares), Rental Rs. 5.99, held in Occupancy Class-1 Rights is identified as Survey / Khasra/ Gut No. 95, having an area of 1.69 Hectares, Rent 5 99 Yearly, held in Occupancy Class-1 Rights; AND

Can WHEREAS out of the aforesaid Co-owners namely Shri. Hariram Zile left for heavenly abode and consequent upon his demise, his undivided share in the aforesaid property devolved upon his Widow namely Smt. Laxmi Hariram Zile, four Sons namely Shri (i) Shri. Vinayak Hariram Zile, (ii) Shri. Laxman Hariram Zile, (iii) Naresh Hariram Zile & (iv) Shri. Rajendra Hariram Zile and Two married daughters namely (i) Mrs. Jijabai Vijay Addak & (ii) Mrs. Bebitai Shalikram Kandalkar jointly by way of intestate succession being only heirs of the deceased and same is accordingly recorded in the Revenue Records

AND WHEREAS during the course of time the legal heirs of Late Shri. Hariram Jagannath Zile namely (i) Shri Vinayak Hariram Zile, (ii) Shri Laxman Hariram Zile, (iii) Shri Naresh Hariram Zile (iv) Shri Rajendra Hariram Zile, (v) Mrs. Jijabai Vijay Addak and Mrs. Bebita Shalikram Kandalkar jointly later on executed an Irrevocable General Power of Attorney in favour of their Mother Smt Laxmi Hariram Zile on 23-09-2004 which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No 4 at Serial No HGN 3442/204 on 24-09-2004 AND WHEREAS the aforesaid Co-Owners namely (i) Shri. Ramkrushna Jagannath Zile (ii) Shri Madhukar Jagannath Zile, (iv) Shri Manik Jagannath Zile, (v) Smt Laxmi Hariram Zile (vi) Shri Vinayak Hariram Zile, (vii) Shri. Laxman Hariram Zile, (viii) Shri Naresh Hariram Zile, (ix) Shri Rajendra Hariram Zile, (x) Mrs Jijabai Vijay Addak and (xi) Mrs Bebita Shalikram Kandalkar, Nos (vi) to (xi) acting through their constituted Attorney Smt Laxmi Hariram Zile jointly later on in their turn transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No 95 of MOUZA -HINGNA P.S.K 49, having an area of 1.69 Hectares, Rental Rs 5.99 Yearly, held in Occupancy Class-1 Rights, Khate No 78 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil Hingna and District- NAGPUR, by way of Sale to (i) Shri. Inderchand Lakhchand Jain, (ii) Shri Ashok Lakhchand Jain, (iii) Shri Jawaharlal Nemichand Jain (iv) Smt. Subhash Jawaharlal Jain, (v) Smt Sadhana Santosh Jain, (vi) Shri. Bhavishya Deepchand Jain, (v) Shri Rakesh Rameshchand Kakaria, (vi) Shri. Rajkumar Navratmal Bamb (ix) Smt. Khubchand Radhakishan Ahuja, (x) Shri Ravi Khubchand Ahuja (xi) Shri Jabbarchand Sugandchand Zama and (xii) Shri Shivkumar Nachanmal Gidwan jointly, by a sale Deed dated 07-12-2004, which is duly registered at the Office of the Joint Sub-Registrar Hingna in Book No. 1 at Serial No HGN/4354/2004 on even date and the same is accordingly recorded in the Revenue Records vide Fard Entry No 714 dated 25-12-2004, AND -

WHEREAS during his life time he aforesaid Shri Jawaharlal Nemichand Jain executed his LAST WILL AND TESTAMENT on 15-04-2015 and thereby he bequeathed his undivided share in the aforesaid property bearing Survey Khasra Gut No 96 along with his various properties to his Sons (i) Shri Shantilal Jawaharlal Jain having 20% undivided share and interest (ii) Shri Kantilal Jawaharlal Jain having 40 % undivided share and interest and (iii) Shri. Subhash Jawaharlal Jain having 40 % undivided share and interest jointly absolutely forever with heritable and transferable rights therein, AND

WHEREAS said Shri Jawaharlal Nemichand Jain left for heavenly abode on 05-06-2015 and consequent upon his demise, his sons (i) Shri. Shantilal Jawaharlal Jain, (ii) Shri Kantilal Jawaharlal Jain and (iii) Shri. Subhash Jawaharlal Jain jointly become an exclusive, absolute and full Co-Owners of his 1/8" undivided share in the aforesaid property Survey/Khasra/Gut No. 95 with heritable and transferable rights therein in terms of the aforesaid WILL Dated 15-04-2015; AND

WHEREAS as per order of Land Acquisition Officer, Pench Prkalp, Nagpur vide Land Acquisition Case No. 45/A-65/1997-98 and the Dy. Superintendent, Land Acquisition, Hingna for Acquisition of land for National Highway, Ring Road vide its letter No. Duli /Land Acquisition/K.J.P/2012 Dated 12-03-2012 passed in acquired a portion of land admeasuring 0.01 Hectare (i.e. 100 Sq. Mtrs.) out of the aforesaid Agricultural land bearing Survey/ Khasra/ Gut No. 95 having total area of 1.69 Expansion of National Highway Ring Road. Thus the land acquired by the Competent Authority is now identified as Survey/Khasra/Gut No. 95/2, having an area of 0.01 Hectare, Khate No. 1978 and remaining land admeasuring 1.68 Hectares held by the aforesaid Co-owners is now identified as Survey/Khasra/Gut No. 95/1, having an area of 1.68 Hectares Rental Rs 5.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 542 namely and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4094 dated 19-04-2012 AND

Cd WHEREA as a result therefore the aforesaid (i) Shri. Inderchand Lakhichand Jain, (ii) Shi Ashok Lakhichand Jain, (iii) Shri. Subhash Jawaharlal Jain, (iv) Smt Sadhana Santosh Jain, (v) Shri. Bhavishya Deepchand Jain, (vi) Shri. Rakesh Rameshchand Kakaria, (vi) Shri Rajkumar Navratmal Bamb, (vi) Shri. Khubchand Radhakishan Ahuja, (x) Shri. Ravi Khubchand Ahuja, (xi) Shri Jabbarchand Sugandchand Zamad, (xi) Shri Shivkumar Nachanmal Gidwani, (xi) Shri. Shantilal Jawaharlal Jain and (xii) Shri Kantilal Jawaharlal Jain, the Vendors named hereinabove jointly have now become an exclusive absolute full Co-owners of the aforesaid property bearing Survey/Khasra/Gut No 95/1 with heritable and transferrable nights therein and the tame is accordingly recorded in the Revenue Records, AND

WHEREAS for variety of reasons and other good causes the Vendors have now decided to sell their aforesaid property jointly to any interested buyer and to utilize the Sale proceeds thereof in their best interests and for the benefit of their respective family members; ANDD

WHEREAS the Purchasers are being interested in buying the same and having got knowledge of the intention of the Vendors to sell their aforesaid property bearing Survey/Khasra/ Gut No. 95/1, they offered to purchase the same for a valuable consideration, AND

WHEREAS the transaction was negotiated between the Vendors and the Purchasers and the price offered by the Purchasers being fair, reasonable and according to the current market, the Vendors agreed to sell their aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchasers for a total consideration of Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lakh) Only upon the following terms and conditions.

Later on Vendor (i) Shri. Inderchand Lakhichand Jain. (ii) Shi Ashok Lakhichand Jain, (iii) Shri. Subhash Jawaharlal Jain, (iv) Smt Sadhana Santosh Jain. (v) Shri. Bhavishya Deepchand Jain, (vi) Shri. Rakesh Rameshchand Kakaria, (vi) Shri Rajkumar Navratmal Bamb, (vi) Shri. Khubchand Radhakishan Ahuja, (x) Shri. Ravi Khubchand Ahuja, (xi) Shri Jabbarchand Sugandchand Zamad. (xi) Shri Shivkumar Nachanmal Gidwani, (xi) Shri. Shantilal Jawaharlal Jain and (xii) Shri Kantilal Jawaharlal Jain,, has sold the said property to (1) SHRI. ARVIND S/o MAHADEO PISAL, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, vide Registered Sale Deed dated 13/06/2022 registered with Sub-Registrar, Hingna Dist-Nagpur at Book No. 1 at Sr. No. 3575/2022 and their names were mutated in revenue records vide ferfar entry No. 6659 dated 29/08/2022.

After that the said (1) SHRI. ARVIND S/o MAHADEO PISAL, Resident of Ward No. 1, Mondha-441110 Tahsil Hingna and District - NAGPUR, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, Resident of Plot No. 186, New Amar Nagar, Near Hanuman Mandir, Manewada Ring Road, Besa. Nagpur-440034, Tahsil and District- NAGPUR, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, Resident of Ward No. 3, House No. 606, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, Resident of Plot No. 606, Kamalpushp. Hingna Road, Radke Layout, Digdoh, MIDC, Nagpur-4400016, Tahsil Hingna and District NAGPUR, has prepared the Tentative Layout Map and it has been submitted to Chief Officer, Hingna Nagar Panchayat. The Chief Officer, Hingna Nagar Panchayat has Final Approved the said Layout Plan by their letter

dated 10/11/2022 along with Demarcated Residential Layout Plan of Kh. No. 9555/1, P.H. No. 49 Mouza-Hingna, Tah-Hingna Dist-Nagpur. The present owner has not executed the Development Agreement with Chief Officer, Hingna Nagar Panchayat alongwith the terms and Conditions impose thereon. The Present owner has not obtained the N. A. Order from Collector Nagpur.

MUTATION

That, having acquired the said property, the present owner, (1) SHRI. ARVIND S/o MAHADEO PISAL, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, has mutated their mane in Patwari Record i.e. 7/12 extract vide ferfar No. 6659 dated 29/08/2022. The Land owner prepared the Tentative Layout Map and it has been submitted to Chief Officer, Hingna Nagar Panchayat. The Chief Officer, Hingna Nagar Panchayat has Final Approved the said Layout Plan by their letter dated 10/11/2022 along with Demarcated Residential Layout Plan of Kh. No. 9555/1, P.H. No. 49 Mouza-Hingna, Tah-Hingna Dist-Nagpur. The Present owner has not obtained the N. A. Order from Competant Authority. 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.

C. G. M. **I hereby say that :**

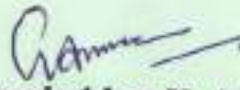
- A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.
- B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 and Gaon Namuna-A, in the name of present owner.
- C) All the relevant documents of schedule property along with the Sale deed, Tentative Sanctioned Layout Map, 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. ARVIND S/o MAHADEO PISAL, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, has mutated their name in the record of Revenue Department e. i. 7/12 extract vide mutation entry No. 6659 dated 29/08/2022.

Thus I, am of the opinion that, the owner (1) SHRI. ARVIND S/o MAHADEO PISAL, (2) SHRI. KRUNAL S/o GAJANANRAO PISAL, (3) SHRI. BHAIYYAJI S/o SHANKARRAO DESHMUKH, AND (4) SHRI. KULDEEP S/o BHAIYYAJI DESHMUKH, 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 13/06/2022 Reg. No. 3575/2022
2. Copy of Power of Attorney dated 27/12/2006 Reg. No. 6593
3. Copy of Sale Deed of Earliar Owner dated 07/12/2004 Reg. No. 4354/2004
4. Copy of General Power of Attorney dated 24/09/2004 Reg. No. 3442/2004,
5. Copy of N.A. Order
6. Tentative Sanction Layout Map from Hingna Nagar Panchayat
7. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. **Mutation Entry No. 6659**
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

Nagpur
Dated : 22/11/2022


(Chandrashekhar V. Anwane)
Advocate.