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ADVOCATE

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FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Initially, the entire land was owned and possessed by 1. Smt Sonali Krushnrao Girhe, 2. Smt Anita Krushnrao Girhe, 3. Shri Amitkumar Krushnrao Girhe, 4. Smt Madhuri Krushnrao Girhe, and 5. Smt Neelam Krushnrao Girhe, having acquired the same by the way of succession. The said land was Agricultural land.

Thereafter, the aforesaid entire land has been jointly purchased/acquired from aforesaid owners by Shri Shashikant S/o. Dashrath Thote & Shri Suryaprakash S/o. Bhaurao Dhawale, by way of Sale Deed duly registered in the office of Sub-Registrar-Hingna, at serial/registration No. 4504/2018, dated 26/10/2018. Accordingly, the names of Shri Shashikant S/o. Dashrath Thote & Shri Suryaprakash S/o. Bhaurao Dhawale came to be recorded and mutated in revenue records as owners thereof.

Thereafter, one of the owners Shri Suryaprakash S/o. Bhaurao Dhawale, left for his heavenly abode on 25/01/2019 leaving behind his wife Smt Malti Wd/o. Suryaprakash Dhawale and his one daughter Ku. Nishika D/o. Suryaprakash Dhawale and his one son Shri Soumyak S/O. Suryaprakash Dhawale, as his only legal heirs. Accordingly, the 50% share and interest of Shri Suryaprakash Dhawale devolved upon his abovementioned legal heirs and have been duly recorded and mutated in revenue records.

Accordingly, Shri Shashikant S/o. Dashrath Thote and Smt Malti Wd/o. Suryaprakash Dhawale, Ku. Nishika D/o. Suryaprakash Dhawale and Shri Soumyak S/O. Suryaprakash Dhawale have become the joint owners of the entire aforesaid land as per their respective shares in the aforesaid land.

Thereafter, Shri Shashikant S/o. Dashrath Thote and Smt Malti Wd/o. Suryaprakash Dhawale, Ku. Nishika D/o. Suryaprakash Dhawale and Shri Soumyak S/O.

Suryaprakash Dhawale transferred, Agree to Transfer and mortgaged belowmentioned Plot in the said entire land to and in favour of prospective purchasers:

Plot No.	Date of Registration of Sale Deed / Agreement for Sale	Agreement for Sale / Sale Deed / Mortgage Deed
Plot No. 21 and 22	18/12/2020	Agreement
Plot No. 9 and 10	31/10/2020	Sale Deed
Plot No. 5	31/10/2020	Sale Deed
Plot No. 28	31/10/2020	Sale Deed
Plot No. 50	18/12/2020	Agreement
Plot No. 26	18/12/2020	Agreement
Plot No. 48	18/12/2020	Agreement
Plot No. 23	31/10/2020	Sale Deed
Plot No. 12	28/10/2020	Sale Deed
Plot No. 6	22/12/2020	Agreement
Plot No. 25	18/12/2020	Agreement
Plot No. 30 and 31	18/12/2020	Agreement
Plot No. 52	31/12/2020	Sale Deed
Plot No. 7	18/12/2020	Agreement
Plot No. 44 and 45	31/10/2020	Sale Deed
Plot No. 20	18/12/2020	Agreement
Plot No. 3 and 14	18/12/2020	Agreement
Plot No. 53	17/12/2020	Agreement
Plot No. 29	22/01/2021	Agreement
Plot No. 55	09/03/2021	Agreement
Plot No. 1, 2, 15, 16, 19, 43, 47 and 54	10/08/2022	Mortgage Deed

Accordingly, Shri Shashikant S/o. Dashrath Thote and Smt Malti Wd/o. Suryaprakash Dhawale, Ku. Nishika D/o. Suryaprakash Dhawale and Shri Soumyak S/O. Suryaprakash Dhawale are the current and absolute owners of Plots No. 1, 2, 4, 8, 11, 13, 15, 16, 17, 18, 19, 24, 27, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 46, 47, 49, 51, 54 & 56. Out of which, Plots No. 1, 2, 15, 16, 19, 43, 47 and 54 are mortgage with a Bank/financial institution.

Sr. No.

1) 7/12 extract as on date of application for registration.
2) Mutation entry No. 5792 and 5944 dated 17/12/2018 and 05/08/2020 respectively in the name of owners.
3) Search report for 20 years from 2002 taken from Sub-Registrar, Office at Nagpur.
4) Any other relevant title: As per the Report.
5) Litigations if any: None.

Date: 18/11/2022

Advocate

(Stamp)

JAYESH
HARIRAMANI
ADVOCATE