HARSHAL GHUMDE

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Date:- 20th October 2022

To,
MahaRERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to the All that piece and parcel of Agricultural land bearing Khasra No. 40, having an area of 3.80 H.R (i.e 9.39 Acres) (as per "K" prat the area of the said land is 3.1686 H.R i.e 7.83 Acres in actual possession), Rental Rs. 14.60, held in Occupancy Class-1 rights, Khate No. 345 of Mouza-Umargaon, P.H. NO. 36 togetherwith all types of trees, shrubs, passage, right of path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village-Umargaon in Tahsil-Nagpur (Rural) and District Nagpur and bounded as under:

TO THE EAST	:	15.00 Meters Wide Road
TO THE WEST	:	Vihirgaon, Umaragaon Shiv
TO THE NORTH	:	Vihirgaon, Umaragaon Shiv
TO THE SOUTH	:	Kh. No. 39,41 & 43

Sir/Madam

1) I have investigated the title of the said land on the request of M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others and the following documents i.e

A) Description of the property:- All that piece and parcel of Agricultural land bearing Khasra No. 40, having an area of 3.80 H.R (i.e 9.39 Acres) (as per "K" prat the area of the said land is 3.1686 H.R i.e 7.83 Acres in actual possession), Rental Rs. 14.60, held in Occupancy Class-1 rights, Khate No. 345 of Mouza-Umargaon, P.H. NO. 36 togetherwith all types of trees, shrubs, passage, right of path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village-Umargaon in Tahsil-Nagpur (Rural) and District Nagpur and bounded as under:

TO THE EAST	:	15.00 Meters Wide Road
TO THE WEST	:	Vihirgaon, Umaragaon Shiv
TO THE NORTH	:	Vihirgaon, Umaragaon Shiv

HARSHAL GHUMDE ADVOCATE

TO THE SOUTH : Kh. No. 39,41 & 43

B) The documents of allotment of Land:-

Sr. No.	Nature of Document	Number, Date and Year	Whether original / certified copy/ registration copy
1	Sale Deed	Serial No. 9086 dated 7.10.2022	Original
2	Sale Deed	Serial No. 3206 dated 20.05.1965	Original

c) 7/12 extract

It is seen that the name of M/s Anand Realtors is not mutated in the 7/12 extracts and other government records but it is in process.

d) I have gone through the documents in relation to the aforesaid property and had already applied for taking the necessary search of the registration record maintained by the Sub Registrar, Nagpur from the year 2010 to 2022 vide receipt no. MH009590808202223E dated 20.10.2022

2) On perusal of above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others is clear, marketable and without any encumbrances.

3) The project reflecting the flow of the title of M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others of the aforesaid land is enclosed herewith as annexure.

Place : Nagpur
Date : 20.10.2022

(Signature of Advocate)

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Date:- 20th October 2022

FORMAT-A

FLOW OF TITLE OF THE SAID LAND

1) From the aforesaid verification of the documents, it is seen that All that piece and parcel of Agricultural land bearing Khasra No. 40, having an area of 3.80 H.R, Rental Rs.14.60 held in Occupancy Class-1 rights, Khate No. 345 of Mouza-Umargaon, P.H. No. 36 togetherwith all types of Trees, Shrubs, Passage, Right of Path Ways, Water courses and all other easementary rights appurtenant and belonging thereto, situated in Village-Umargaon in Tahsil-Nagpur (Rural) and District Nagpur originally belonged Smt Vatsalabai Wasudeorao Thakre as a recorded owner thereof being her separate property, having purchased the same by her from 1)Mr. Shamlal Konduji Ahir 2)Mrs. Mohanabai Konduji Ahir and 3)Mr. Ramlal Konduji Ahir, by a sale deed dated 20.05.1965, which is registered in the office of the Joint Sub Registrar, Nagpur in Block No.1 at registration serial no. 3206/1965 on 20.05.1965.

2) It is seen that during her life time the aforesaid Smt Vatsalabai Wasudeorao Thakre executed her Last Will and Testament in 1.12.2014 and thereby she bequeathed the aforesaid entire property to her two sons namely 1)Mr. Ashok Wasudeorao Thakre and 2) Mr. Kishor Wasudeorao Thakre absolutely forever with heritable and transferable rights therein and the said WILL is also notarized by the Notary Adv Anilchandra M Babhule at notary registered Entry No. 2616/14 on 1.12.2014.

3) It is seen that the said Smt Vatsalabai Wasudeorao Thakre left for heavenly abode on 13.12.2014 (her husband Mr. Wasudeorao Thakre died on 12.11.1998) and consequent upon her demise, her two sons namely 1)Mr. Ashok Wasudeorao Thakre and 2)Mr. Kishor Wasudeorao Thakre jointly become an exclusive, absolute owner of the aforesaid entire property with heritable and transferable rights therein and the same was accordingly mutated in their names in all relevant records in terms of the aforesaid WILL dated 1.12.2014.

HARSHAL GHUMDE ADVOCATE

4) Thereafter it is seen that Mr. Ashok S/o Wasudeorao Thakre and Mr. Kishor S/o Wasudeorao Thakre transferred All that piece and parcel of Agricultural land bearing Khasra No. 40, having an area of 3.80 H.R (i.e 9.39 Acres) (as per "K" prat the area of the said land is 3.1686 H.R i.e 7.83 Acres in actual possession), Rental Rs. 14.60, held in Occupancy Class-1 rights, Khate No. 345 of Mouza-Umargaon, P.H. NO. 36 togetherwith all types of trees, shrubs, passage, right of path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village-Umargaon in Tahsil-Nagpur (Rural) and District Nagpur in favour of M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others by way of sale deed dated 7.10.2022 which is duly registered before the Sub Registrar, Nagpur No.7 at serial no. 9086.

5) It is seen that the name of M/s Anand Realtors is not mutated in the 7/12 extracts and other government records but it is in process.

6) However, only entry of the registration of the documents can be verified from the Token registrar / day book. As per procedure adopted in the office of the Sub Registrar only name of the purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register / day book. In Nagpur Encumbrances certificate is not issued by the Sub Registrar offices. In view of abovementioned reasons, unavailable records, non availability of on line and computerized search, concurrent jurisdiction of the Sub Registrar office, It is necessary to obtain affidavit from M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others in relation to non execution of any type of the document / mentioning no transaction of any kind has taken place in respect of the property at any of the Sub Registrar office, Nagpur (Gramin) or any other place till this date etc. and also no availed loan facility from other bank and no litigation till date.

7) From the aforesaid search it is seen that M/s Anand Realtors, a partnership firm through its partners Mr. Anand S/o Jewalramji Churad and others is the owner of All that piece and parcel of Agricultural land bearing Khasra No. 40, having an area of 3.80 H.R (i.e 9.39 Acres) (as per "K" prat the area of the said land is 3.1686 H.R i.e 7.83 Acres in actual possession), Rental Rs. 14.60, held in Occupancy Class-1 rights, Khate No. 345 of Mouza-Umargaon, P.H. NO. 36 togetherwith all types of trees, shrubs, passage, right of path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village-Umargaon in Tahsil-Nagpur (Rural) and District Nagpur and has acquire the right, title and interest therein.



The entire documents handed over to me for the purposes of search are being returned herewith.

Place : Nagpur
Date : 20.10.2022

(Signature of Advocate)

ENCLOSURE:- SEARCH RECEIPT NO. MH009590808202223E dated 20.10.2022

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