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Dated 30.11.2022.

LEGAL TITLE REPORT

Format – A

(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

SUBJECT: Title clearance Certificate with respect to property i.e. (1) All that piece and parcel of Agricultural land bearing Khasra No. 14 admeasuring about 2.26 H.R. of MOUZA-YERLA. (2) All that piece and parcel of Agricultural land bearing Khasra No. 22/A admeasuring about 1.28 H.R., Khasra NO. 22/B admeasuring about 1.28 H.R. i.e. total admeasuring 2.56 HR. Of MOUZA-YERLA, P.H. No. 3, (3) All that piece and parcel of Agricultural land bearing Khasra NO. 23 admeasuring about 1.56 H.R., Of MOUZA-YERLA, P.H. No. 3, (4) All that piece and parcel of Agricultural land bearing Khasra No. 24/1 admeasuring about 1.87 H.R., of Mouza-Yerla, P.H. No. 3 (5) All that piece and parcel of Agricultural land bearing Khasra No. 24/2 admeasuring 1.00 HR. & 25/2 admeasuring about 0.91 H.R. i.e. total admeasuring 1.91 HR. Of Mouza-YERLA (6) All that piece and parcel of agricultural land bearing Khasra No, 25/1 admeasuring 1.61 HR, of Mouza YERLA, PH No.3 (7) All that piece and parcel of Agricultural land bearing Khasra NO. 28 admeasuring about 1.22 H.R., of Mouza-YERLA, P.H.NO, 3 situated within the situate within the limits of Nagpur (Rural), Tah. Dist. Nagpur.

I have investigated the title of the said Plot on the request, Shri. Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani and Shri. Vijay Kimatrai Ramani and verify following documents i.e.: –

1. Description of the property: -

SCHEDULE OF PROPERTY-A

(In respect of land of Kh.No.14)

Alt that piece and parcel of agricultural land bearing Khasra No.14 admeasuring about 2.26 H.R. of MOUZA-YERLA, P.H. No 3, situated within the situate within the limits of Nagpur (Rural), Tah. Dist. Nagpur and bounded as under:-

As per Patwari Plan: -

East : Kh. Nos. 22 & 15
West : Dahegaon Shiv
North : Kh. Nos. 23
South : Kh. No. 13

SCHEDULE OF PROPERTY-B

(In respect of land of Kh. No. 22/A & Kh. No.22/B)

All that piece and parcel of agricultural land bearing Khasra 22/A admeasuring about 1.28 H.R., Khasra No, 22/B admeasuring about HR i.e. total admeasuring 2.56 HR. of Mouza-Yerla, P.H. No.3, situated within the situate within the limits of Nagpur (Rural), Tah. Dist. Nagpur and bounded as under: -

Boundaries of Khasra No. 22/A

East : Kh. Nos. 20 & 21
West : Kh. Nos. 14 & 23
North : Kh. Nos. 28 & 29
South : Kh. No. 15

Boundaries of Khasra No. 22/B

East : Land of Kh. Nos. 20 & 21
West : Land of Kh. Nos. 14 & 23
North : Land of Kh. Nos. 28 & 29
South : Kh. No. 15

SCHEDULE OF PROPERTY.C

(In respect of land of Kh. No. 23)

All that piece and parcel of agricultural land bearing Khasra No. 23 admeasuring about 1.56 H.R., of MOUZA-YERI.A, P.H. No.3, situated within the situate within the limits of Nagpur (Rural), Tah. Dist. Nagpur and bounded as under: -

East : Kh. Nos. 22 & 28
West : Mouza-Dahegaon
North : Kh. Nos. 24 & 25
South : Land of Kh. No. 14

SCHEDULE OF PROPERTY-D

(In respect of land of Kh. No. 24/1)

All that piece and parcel of agricultural land bearing Khasra No, 24/1 admeasuring about 1.87 H.R., of Mouza-Yerla, PH. No. 3, situated within the situate within the limits of Nagpur (Rural). Tah. Dist, Nagpur and bounded as under: -

East : Land of Kh. Nos. 25/1, & 25/2
West : Land
North : Land of Kh. No. 24/2
South : Land of Kh. No. 23

SCHEDULE OF PROPERTY-E

(In respect of land of Kh. No24/2 & Kh.No.25/2)

All that piece and parcel of agricultural land bearing Khasra No. 24/2 admeasuring 1.00 HR, 25/2 admeasuring about 0.91 H.R. total admeasuring 1.91 HR. or Mouza YERLA, P.H. No. 3, situated within the situate within the limits of Nagpur (Rural), Tah. Dist. Nagpur and bounded as under: -

East : Land of Bhumapan No. 26 & 27
West : Pandhan
North : Ashti Shiv
South : Land of Bhumapan No. 24/1 & 25/1

SCHEDULE OF PROPERTY-F

(In respect of land of Kh. No. 25/1)

All that piece and parcel of agricultural land bearing Khasra NO, 25/1 admeasuring 1.61 HR. of Mouza YERLA, P.H. No. 3, situated within the situate within the limits of Nagpur (Rural), Tah, Dist. Nagpur and bounded as under: -

East : Land of Kh. No. 27, 28
West : Land of Kh. No. 24/1
North : Land of Kh. No. 25/2
South : Land of Kh. No. 23

SCHEDULE OF PROPERTY-G

(In respect of land of Kh. No. 28)

All that piece and parcel of agricultural land bearing Khasra No. 28 admeasuring about 1.22 H.R., of Mouza-YERLA, P.H. No. 3, situated within the situate within the limits of Nagpur (Rural), Tah. Dist, Nagpur and bounded as under: -

East : Kh. Nos. 29 & 30
West : Kh. Nos. 23 & 24
North : Kh. Nos. 26
South : Kh. No. 22

2. The documents of the Properties: -

Document regarding Land of Kh. No. 14

- Copy of Adhikar Abhilekh Panji i.e. record maintained by the revenue authority for the year 1954-55
- Copy of Seven-Twelve Extract in the year 1978-79
- Copy of Seven-Twelve Extract in the year 1987-88
- Copy of Death of Shri Lakhuji Shankarrao Sonsare regarding Ferfar Panji No.360
- Copy of Sale Deed dt.07.05.2007 regarding Ferfar Panji No. 555
- Copy Of Partition Deed dt.16.08.2014 Ferfar Panji No. 828
- Original Gift Deed dt.18.11.2022

Document regarding Land of Kh. No. 22

- Copy or Adhikar Abhilekh Panji in the year 1954-55
- copy of Sale Deed dt.13.07.1982 regarding Ferfar Panji No. 43
- Copy of Seven-Twelve Extract in the year 1987-88
- Copy of Sale Deed dt. 22.09.1991 regarding Ferfar Panji No. 198
- Copy of Sale Deed dt. 27.06.1990 regarding Ferfar Panji No. 197
- Original Sale Deed dt. 12.10.2000 regarding Ferfar Panji No.352
- Original Sale Deed dt. 12.10.2000 regarding Ferfar Panji No.353

Document regarding Land of Kh- No-23

- Copy Of Adhikar Abhilekh Panji in the year 1954-55
- Copy of Ferfar Panji Na.6 regarding death of Shri. Mahadeo Supa Shewale regarding.
- Copy of Seven -Twelve Extract in the year 1987-88
- Copy of sale deed dt.24.04.2001 Ferfar Panji No.355
- Copy of conversion of Class- II to Class- I Ferfar Panji No.354

Document regarding Land of Kh. No. 24

- Copy of Adhikar Abhilekh Panji in the year 1954-55
- Copy of Sale Deed dt. 12.11.1989 regarding Ferfar Panji No. 171
- Copy of Sale Deed dt.27.02.1991 regarding Ferfar Panji NO. 199
- Original Sale Deed dt 12.10.2000 regarding Ferfar Panji No. 341
- Original sale Deed dt.24.04.2001 regarding Ferfar Panji No.342

Document regarding Land of Kh. No. 25

- Copy Of Adhikar Abhilekh Panji in the year 1954-55
- Copy of Seven -Twelve Extract in the year 1987-88
- Copy of sale deed regarding Ferfar Panji No.172
- Copy of Sale Deed dt. 24.04.2001 regarding Ferfar Panji No. 343
- Copy of Sale Deed dt.27.02.1991 regarding Ferfar Panji NO. 200
- Original Sale Deed dt 12.10.2000 regarding Ferfar Panji No. 341

Document regarding Land of Kh. No 28

- Copy Of Adhikar Abhilekh Panji in the year 1954-55
- Copy of Seven -Twelve Extract in the year 1987-88
- Copy of death of Smt. Meea Sampat Shewale (after marriage her name is Smt. Meera Jaysingh Awale) regarding Ferfar Panji No. 375
- Original Sale Deed dt.10.05.2004 regarding Ferfar Panji No. 3973.
- Seven Twelve extract 15.06.2021 it revealed that the present titleholder name is duly mutated in the record of rights

4. Search report for 30 years from 1993 to 2022

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani and Shri. Vijay Kimatrai Ramani is clear, marketable and without any encumbrances and having right to develop said property by Sale Deeds.

Owners of the Entire Sanctioned Layout

1. **M/S. Vijay Kimatrai Ramani (HUF)through Karta Shri. Vijay Kimatrai Ramani**
2. **MR.. Vijay Kimatrai Ramani.**
3. **Mr. Narayan Chandiram Demble**
4. **Mrs. Priya Vijay Ramani**
5. **Mr Hemant Wamanrao Rambhad**
6. **Mr Yashwant Vinayakrao Kathote**

The report reflecting the flow of the title of the (owner/ promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl. Annexure

Date: 30.11.2022

ADV. MAHI MHATRE

ESTATE LAW FIRM

PROPRIETOR - ADVOCATE

Format-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

BRIEF HISTORY OF KH. No. 14

Original Ownership

1. It seen from the record as well as documents supplied to me, originally land of Old Khasra No. 8, admeasuring 5.58 Acres (i.e. 2.26 HR) of Mouza-Yerla was belonged to and mutated in the name of Shri. Ganpat Paikuji Badke and shri Dashrath Paikuji badke, who have acquired from Shri. Gadbadya Matho by virtue of Sale Deed dt. 24.04.1967. I have verified Ferfar Panji No. 320 with respect to that. I have verified Adhikar Abhilekh Panji in the year 1954-55 with respect to that effect. It is submitted that, Shri Ganpat Paikuji Badke and Shri Dashrath Paikuji Badke have sold the said land of Kh. No. 8 admeasuring 2.26 Hr. to Shri Lakhuji Shankarrao Sonsare by virtue of Sale Deed dt. 23.04.1975. I have verified Ferfar Panji No. 509. The said entry is reflected on the seven - twelve extracts. I have verified seven-twelve extract in the year 1978-79 with respect to that effect. It is submitted that, the name of Shri Ganpat Bakaram has been reflected as "KUL".

Re survey and Re Measurement

2. It is submitted that, due to resurvey and remeasurement conducted by revenue authority, land of Old Kh. No. 8, admeasuring 2.26 HR has been re numbered as new Khasra No. 16 admeasuring 2.26 HR. and due to Ekatrikaran said land has new numbered as Kh. No. 14 admeasuring 2.26 HR and the name of Shri Lakhuji Shankarrao sonsare was continued owner of the said land. I have verified Seven-Twelve Extract with respect to that effect.

Death Of Shri Lakhji Shankarrao Sonsare

3. Thereafter, Shri Lakhuji Shankarrao Sonsare has left for heavenly abode on dt.30.08.1979 and after his death the land of Kh. No. 14 admeasuring 2.26 HR. has been devolved upon his legal heirs namely: 1. Shri Liladhar Lakhuji Sonsare, 2. Shri Gangadhar Lakhuji Sonsare, 3. Shri Ganesh Tulsiram sonsare 4. Shri Ruplal Tulsiram Sonsare, 5. Smt. Chandrakala Dhanraj Sonsare,6. Smt. Laxmibai Tulsiram Sonsare, 7. Smt. Pratibha Devidas Bhombale & 8. Smt. Savita Harichand Pal and they became joint and absolute owners of the said land and their name have been duly mutated in the record of right, I have Verified Ferfar Panji No. 360 with respect to that effect.

Sale Deed in the name of Shri. Yusuf Haji Kunji Mohammad

4. Thereafter, 1. Shri Liladhar Lakhuji sonsare 2. Shri Gangadhar Lakhuji Sonsare 3. Shri Ganesh Tulsiram Sonsare 4. Shri Ruplal Tulsiram Sonsare 5. Smt. CHandrakala Dhanraj Sonsare 6. Smt. Laxmibai Tulsiram Sonsare 7. Smt. Pratibha

Devidas Bhombale 8. Smt. Savita Harichand pal have sold land of Kh. No.14 admeasuring 2.26 HR. to Shri. Yusuf Haji Kunji Mohammad by virtue of Sale Deed / Transfer Deed however copy of Deed and mutation documents is not availed with the Owner.

Sale Deed in the name Of Shri Murlidhar Chandiram Demble and others

5. Thereafter, Shri. Yusuf Haji kunji Mohammad has sold said land of Kh. No. 14 admeasuring 2.26 HR. to Shri Murlidhar Chandiram Demble, Shri Mahesh Anjanlal Kandhari, Shri Ashok Bhagwandas Vastani, Shri Kishor Shivdasmal Mokha, Smt. Priya Vijay Ramani by virtue of Sale Deed dt. 07.05.2007 which is duly registered with the Sub-Registrar Office, Nagpur (Gramin)-10, in Book No. 1, at Sr. No. 1944. Copy of deed is not Supplied to me however Revenue Authority has took mutation with respect to that. I have Verified Ferfar Panji No.555 with respect to that effect.

Partition Deed

6. Thereafter, Partition and Exchange Of property has been taken Place amongst Shri Murlidhar Chandiram Demble, Shri Mahesh Anjanlal Kandhari, Shri Ashok Bhagwandas Vastani, Shri Kishor Shivdasmal Mokha, Smt. Priya Vijay Ramani in respect of land of Khasra No. 14 admeasuring 2.26 HR by Virtue of Partition Deed dt.14.08.2014, Which is duly registered with the Sub-Registrar Office, Nagpur (Gramin) in Book No. 1, at Sr. No. 8689 & 8690 on 16.08.2014. Thus, in view of said partition and Exchange, land has been partitioned & distributed amongst the Owners in the following manner: -

(Exchange Deed is reference with the documents i.e. Sr. No. 8690)

Shri Murlidhar Chandiram Demble	Acquired Land 0.452 HR.	Total 0.904 HR.
Shri Mahesh Bhajanlal Kandhari	Acquired Land 0.452 HR.	
Smt. Priya Ramani	Acquired land of 0.904 HR.	
Shri. Ashok Bhagwandas Vastani	Acquired land of 0.452 Hr.	
Shri. Kishore Shivdamal Mokha	Acquired land of 0.452 HR.	
Smt. Priya Vijay Ramani	Acquired land of 0.452 HR.	

I have verified Ferfar Panji No. 828 with respect to that effect.

Gift Deed in the name of Shri. Vijay Kimatrai Ramani
(In respect of Kh. No. 14 admeasuring 1.35.60 HR)

7. Thereafter, Smt. Priya Vijay Ramani gifted the land of Kh. No. 14 admeasuring 1.35.60 HR. To Shri. Vijay Kimatrai Ramani by executing Gift Deed Dt. 18.11.2022 which is duly registered with the Sub-Registrar Office, Nagpur-7, in Book No. 1, at Sr. No. 10675 on even date. I have verified Sale Deed dated 26.11.2022.

BRIEF HISTORY OF KH. NO. 22

Original Ownership

It seen from the record as well as documents supplied to me, originally land of Old Khasra No. 6, admeasuring 6.32 HR i.e., 2.55 76 (Round Up 2.56) Acres belonged and mutated in the name of Shri Ramchandra Lahanu Shewale, who had acquired the same by virtue of Sale Deed dated 08.05.1959. Later, Shri Ramchandra Lahanu Shewade has entire land of Kh. No. 6 admeasuring 2.56 HR to Shri Bholanath Kashinath Ganer by virtue of Sale Deed dt. 27.06.1972 and entry to that effect has been done in the record of right. I have verified Adhikar Abhilekh Panji with respect to that effect.

Sale Deed in the name of Shri Gulshankumar & Smt. Shabnam Gulshankumar

It is submitted that, later Shri Bhola @ Bholanath Kashinath Ganer has sold land of Kh. No. 6 admeasuring 2.56 HR to sold to shri. Gulshan Ramsara Sahani & Smt. Shabnam Gulshankumar Sahani by virtue of Sale Deed dt. 13.07.1982 which is duly registered with the Sub-Registrar office, Nagpur (Gramin), in book No. 1, at Sr. No. 5056. A copy of the Same is not supplied to me however on the basis of said sale Deed. The Revenue Authority took mutation with respect to that by virtue of Ferfar Panji No. 43. In view of terms amongst Shri. Gulshan Ramsaran Sahani & Smt. Shabnam Gulshankumar Sahani, land admeasuring 1.28 HR of Kh. No. 6 has been mutated in the name of Shri. Gulshan Ramsaran Sahani which was later numbered as Kh. No. 6/1 and land admeasuring 1.28 HR of Kh. No. 6 has been mutated in the name of Smt. Shabnam Gulshankumar Sahani which was later numbered as Kh. No. 6/2. I have verified seven twelve extracts. I have verified Ferfar Panji No. 43 with respect to that effect.

Re Survey and Re measurement

It is submitted that, during the time, due resurvey and re measurement conducted by the revenue authority, land of Old Kh. No. 6, admeasuring 2.56 HR has been renumbered as new Khasra no. 26 and after ekatrikaran land admeasuring 1.28 HR. Bearing Kh. No. 6/1 which was mutated in the name of Shri. Gulshan Ramsaran Sahani has been new numbered as Kh. No. 22/A AND Land admeasuring 1.28 HR. Bearing Kh. No. 6/2 which was mutated in the name of Smt. Shabnam Gulshankumar sahani has been new numbered as Kh. No. 22/B. I have verified Seven-Twelve Extract in the year 1987-88 with respect to that effect.

Sale Deed in the name of Shri.Ramakant Banwarilal Fattepuria
(In respect of land of Kh. No.22/A admeasuring 1.28HR.)

1. Thereafter, Shri Gulshankumar Sahani has sold land Of Kh. NO.22/A admeasuring 1.28 HR. to Shri. Ramakand Banwarilal Fattepuria by virtue of Sale Deed dt.22.09.1991, which is duly registered with the Sub-Registrar Office, Nagpur (Gramin) in book No. 1, at Sr. No. 3648 (P). Copy of the same is not supplied to me however revenue authority has taken mutation with respect to that in the record of right. I have verified Ferfar Panji No. 198 with respect to that effect.

Sale Deed in the name of Mrs. Premlata Ramakant Fattepuria
(In respect of land of Kh. No.22/B admeasuring 1.28HR.)

2. Thereafter, Smt. Shabnam Gulshankumar Sahani has sold land Of Kh. NO.22/B admeasuring 1.28 HR. to Mrs. Premlata Ramakant Fattepuria by virtue of Sale Deed dt.27.06.1990, which is duly registered with the Sub-Registrar Office, Nagpur in book No. 1, at Sr. No. 3647 (P). Copy of the same is not supplied to me however revenue authority has took mutation with respect to that in the record of right. I have verified Ferfar Panji No. 197 with respect to that effect.

Sale Deed in the name of Shri. Vijay Kimatrai Ramani (HUF)
(In respect of land of Kh.. No.22/A admeasuring 1.28HR.)

3. Thereafter, Shri Ramakant Banwarilal Fattepuria has sold land of Kh. NO.22/A admeasuring 1.28 HR. to Shri. Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani by virtue of Sale Deed dt.12.10.2000, which is duly registered with the Sub-Registrar Office, Nagpur-1 in book No. 1, of its Vol.No.2759 at Sr. No. 5862, Reg. No. 5716(P) from pages 90 to 96. However, in Sale Deed, there is reference of Kh. No. 5716 (P) from Pages 90 to 96. However, in Sale Deed, there is reference of Kh. No. 22 instead of Kh. No. 22/A. I have verified Ferfar Panji No. 352 with respect to that effect. I have verified Sale Deed dated 04.10.2022.

Sale Deed in the name of Shri. Vijay Kimatrai Ramani (HUF)
(In respect of land of Kh. No.22/B admeasuring 1.28HR.)

4. Thereafter, Shri Premlata Ramakant Fattepuria has sold land of Kh. NO.22/B admeasuring 1.28 HR. to Shri. Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani by virtue of Sale Deed dt.12.10.2000, which is duly registered with the Sub-Registrar Office, Nagpur-1 In book No. 1, of its Vol.No.2759 at Sr. No. 5862, Reg. No. 5717(P) from pages 97 to 103. I have verified Ferfar Panji No. 353 with respect to that effect. I have verified Sale Deed dated 04.10.2022.

It is submitted that, by virtue of aforesaid two sale Deeds, Shri. Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani has become sole and absolute owner of the land of Kh. No. 22/A admeasuring 1.28 HR. And Kh. No. 22/B admeasuring 1.28 HR i.e. total land admeasuring 2.56 HR.

BRIEF HISTORY OF KH. NO. 23

Original Ownership

1. It is seen from the record as well as documents supplied to me, originally old land of Khasra No. 1/2 & 7, admeasuring 1.38 AR. & 0.18 HR total admeasuring 1.56 HR. of Mouza-Yerla was belonged to and mutated in the name of Shri Supa Kashya Shewale. It is submitted that, Shri supa Kashya Shewale has left for heavenly abode in the year 1969 and after his death the said land of Khasra has been devolved upon his legal heirs namely Shri. Madeo Supa Shewale, Shri Vithoba Supa Shewale, Shri Vasanta Supa Shewale, Manjula Khushal, Anjani Pralhad, Sita Mahadeo arid Vithabai Ganpat and they became joint and absolute owners of the said land Khasra. It is submitted that, thereafter, Partition has been taken Place amongst aforesaid Legal heirs on 01.12.1978 and in View of partition, said land has devolved upon Mahadeo Supa Shewale and Shri Vithoba Supa Shewale. I have verified Adhikar Abhilekh Panji with respect to that effect.

Death Of Shri Mahadeo Supa Shewale

2. Thereafter, Shri. Mahadeo Supa Shewale has left for heavenly abode on dt.03.11.1984 and after his death his Share from the said land has devolved upon his legal heirs namely 1. Shri Namdeo Mahadeo Shewale 2. Shri Bhimrao Mahadeo Shewale, 3. Smt. Baby Hardas Kapse, 4. Smt. Ratnamala Shankar Shende, 5. Smt. Manjula Tarachand Tabhane, 6. Smt. Panchashila Jaisingh Fulzele and 7. Smt.Manibai Mahadeo Shewale and they became joint and absolute owners of the said land and the names of the legal heirs have been duly mutated in the record of rights. I have verified Ferfar Panji No.9 With respect to that effect. I have verified Seven-Twelve Extract in the year 1978-79 with respect to that effect.

Ferfar Panji 236 dated 17.12.1994 is Rrequired.

3. It is submitted that due to Ferfar Panji No. 236, names of Manjula Khushal, Anjani Pralhad, Sita Mehadeo, Vithabai Ganpat, Smt. Baby Hardas Kapse, Smt. Ratnamala Shankar Shende, Smt, Manjula Tarachand Tabhane, Panchashila Jaisingh Fulzele has been deleted and names of Shri Vithoba Supa Shewale, Shri Namdeo Mahadeo Shewale Shri Bhimrao Mahadeo smt. Mani Mahadeo Shewale were continued as owners of the said land.

Re survey and Re measurement

4. It is submitted that, due to resurvey and re measurement done the revenue authority, land of old land of Khasra No. 1/2 & 7 was renumbered as Kh. No.27 & 28 admeasuring 0.71 HR and 0.85 HR and again renumbered as land of kh. No.28, admeasuring 1.56 HR and the names of Shri Vithoba Supa Shewale, Shri Namdeo Mahadeo Shewale, Shri Bhimrao Mahadeo Shewale, Smt. Mani Mahadeo Shewale were continued as owners of the said land. I have Verified Seven-Twelve Extract in the year 1987-88 with respect to that effect.

Sale Deed in the name of Shri Vijay Kimatrai Ramani
(In respect of land of Kh. No. 23 admeasuring 1.56 HR.)

5. Thereafter, Shri Vithoba supa Shewale, Shri Namdeo Mahadeo Shewale, Shri Bhimrao Mahadeo Shewale, Smt. Mani Mahadeo Shewale have sold land of Kh. No. 23 admeasuring 1.56 HR. to Shri Vijay Kimatrao Ramani through its Karta Shri. Vijay Kimatrao Ramani by virtue Of Sale Deed at, 24.04.2001 which is duly registered with the Sub-Registrar Office, Nagpur (Gramin)-1, in Book No 1, of its Vol.No.2955 at Sr. No. 4581, Reg. No.4579. I have Verified Ferfar Panji No.355 With respect to that effect, have verified Original Sale Deed on 04.10.2022.

Conversion of Land from Class -II to Class-I

6. It is submitted that land Khasra No. 23 admeasuring 1.56 HR., has been converted from class- II to Class -I by virtue of an Order dated 12.11.2001 passed by the S.D.O Nagpur in Revenue Case No. 289/LND-18/2001-02. I have verified Ferfar Panji No. 354 with respect to that.

- Thus, by virtue of aforesaid Sale Deed, Shri Vijay Kimatrai Ramani through its Karta Shri. Vijay Kimatrai Ramani has become sole and absolute owner of the land of Kh. No. 23 admeasuring 1.56 HR.

BRIEF HISTORY OF KH.NO. 24

Original Ownership

7. It seen from the record as well as documents supplied to me, originally old land of Khasra No. 1/1, admeasuring 3.13 HR (i.e. 7.73 Acres) of Mouza-Yerla was belonged to and mutated in the name of Shri Pancham Kashinath sewale, who had purchased the same from Gadbadya Matho by virtue of Sale Deed dated 09.03.1966. Later, by virtue of registered partition Deed dated 04.08.1975, said Kh. Land has been acquired by it is submitted that, said land has been acquired Shri Dewba Pancham Kashinath Sewale. I have also verified Seven Twelve Extract for the year 178-1779. I have verified Adhikar Abhilekh Panji in the year 1954-55 with respect to that effect.

Re survey and Re measurement

9. It is submitted that, due to resurvey and re measurement done by the Revenue Authority, land of Old Kh. No. 1/1, admeasuring 3.13 HR has been re numbered as new Khasra No. 29 admeasuring 2.87 HR. And again, due to Ekatrikaran said land has been re numbered as Kh. No. 24 admeasuring 2.87 HR. and the name of Shri Devaji Pancham Shewale was continued owner of the said land. I have verified Seven - Twelve Extract with respect to that effect.

Sale Deed in the name of Shri Yashwantrao Raghoji Game (In respect of the Northern portion of land of Kh. No. 24 admeasuring 1.00 HR. Which has Later on numbered as Kh. No. 24/2)

10. Thereafter, Shri Devba Pancham Shewale sold the Northern portion of land of Kh. No. 24 admeasuring 1.00 HR. Out of the total land 2.87 HR. to Shri Yashwantrao Raghoji Game by virtue of Sale Deed dt. 12.11.1989 which is duly registered with Sub-Register Office, Nagpur in Book No. 1, at Sr. No. 5836(P). Copy of the said Deed not supplied to me however Revenue Authority has took mutation with respect to that vide Ferfar Panji No. 171. I have verified Ferfar Panji No. 171 with respect to that effect.

- After execution of aforesaid Sale Deed land admeasuring 1.87 HR was left remained with Shri. Dewba Pancham Shewale which is re numbered as Kh.no. 24/1.

Sale Deed in the name of Shri. Shivratan Harchandrai Dalmia
(In respect of land of Kh. No. 24/2 admeasuring 1.00 HR.)

11. Thereafter, Shri Yashtwantrao Raghoji Game sold land Kh. No. 24/2 admeasuring 1.00 HR. To shri. Shivratan Harchandrai Dalmia virtue of Sale Deed dt. 27.02.1991 which is duly registered with the Sub-Register Office, Nagpur in Book No. 1, at Sr. No. 1070(P). I have verified Ferfar Panji No. 199 with respect to that effect.

Sale Deed in the name of Mr. Vijay Kimatrai Ramani (HUF)
(In respect of land of Kh. No. 24/2 admeasuring 1.00 HR)

12. Thereafter, Shri Shivratan Harchandrai Dalmia has sold land of Kh. No.24/2 admeasuring 1.00 HR along with land of kh. No, 25/2 admeasuring 0.91 HR to Shri Vijay Kimatrai Ramani (HUF) through its karta Shri Vijay Kimatrai Ramani by virtue of Sale Deed dt.12.10.2000 which is duly registered With the Sub-Registrar Office, Nagpur in Book No 1, of its Vol.No,2759, at Sr. No 5860 (P), Reg, No.5715(P) from Pages 84 to 89. Copy of the same is not supplied to me however revenue authority has took mutation with respect in that in the record Of right. I have Verified Ferfar panji No, 341 with respect to that effect, I have verified Original Deed on 04.10.2022.

Sale Deed in the name of Mr. Vijay Kimatrai Ramani (HUF)
(In respect Of land of Kh. No. 24/1 admeasuring 1.87 HR)

13. Thereafter, Shri Devba Pancham Shewale has sold land of Kh. No.24/1 admeasuring 1.87 HR to Shri Vijay Kimatrai Ramani (HUF) through its karta Shri Vijay Kimatrai Ramani by virtue of Sale Deed dt.18.04.2001, which is duly registered With the Sub-Registrar Office, Nagpur in Book No 1, of its Vol.No,2955, at Sr. No 4579, Reg, No.4577(P) from Pages 62 to 66 On 24.04.2001. I have Verified Ferfar Panji No, 342 with respect to that effect, I have verified Original Deed on 04.10.2022.

- It is submitted that, by virtue of above mentioned Sale Deed dt. 12.10.2002 & sale Deed dt. 18.04.2001 Reg. on 24.04.2001, Shri. Vijay Kimatrai Ramani (HUF) through its Karta Shri-Vijay Kimatrai Ramani became sole and absolute owner of the land of Kh. No.24/1 admeasuring 1.87 HR. and Kh No. 24/2 admeasuring1.00 HR i.e., total land admeasuring 2.87 HR.

BREIF HISTORY OF KH. No. 25
Original Ownership

14. It seen from the record as well as documents supplied to me, originally land of old Khasra No.2, admeasuring 2.26 HR (5.58 Acres) of Mouza-Yerla was belonged to and mutated in the name of Shri.Devaji Pancham Sewale, who was acquired the same by Virtue Of Partition Deed dt.04.08.1975. I have verified Adhikar Abhilekh Panji with respect to that effect.

Re Survey and Re measurement

15. It is submitted that, due to resurvey and re measurement conducted by the revenue authority, land of Old Kh. No.2, admeasuring 2.26 HR has been re numbered as new Khasra No. 30 admeasuring 2.52 HR. and due to Ekatrikarn said land again Re numbered as Kh.No.25 admeasuring 2.52 and name of Shri Devaji Pancham Shewale was continued as owner of the said land, I have Verified Seven Twelve Extract for year 19978-1979 a 1987-88 with respect to that effect.

Sale Deed in the name of Mrs. Kamlabai Yashwantrao Game
(In respect of land admeasuring 0.91 HR of Kh.No.25 after sale deed said land re numbered as Kh.No.25/2)

16. Thereafter, Shri.Devaji Pancham Shewale has sold land admeasuring 0.91 HR from and out of entire Land admeasuring 2.52 HR of Kh.No.25 to Mrs. Kamlabai Yashwantrao Game by virtue of Transfer Deed/Sale Deed however copy of the same is neither availbe with the Owner nor record is traceable with the Patwari and after execution of Said Deed, , said land admeasuring 0.91 HR has been re numbered as Kh.No.25/2 and revenue authority took mutation with respect to that vide Ferfar Panji No. 172.

After execution of aforesaid sale deed land admeasuring 1.61 HR was left remained with shri. Devaji Pancham shewade which is re numbered as Kh.No.25/1.

Sale Deed in the name of Shri Shivratan Harchandrai Dalmia
(In respect of land of Kh. No. 25/2 admeasuring 0.91 HR)

17. Thereafter, Mrs. Kamlabai Yashwantrao Game has sold land admeasuring 0.91 HR. bearing Kh. No. 25/2 to Shri Shivratan Harchandrai Dalmia by virtue of Sale Deed dt. 27.02.1991 which is duly registered with the Sub-Registrar Office, Nagpur, in Book No. 1, at Sr. No. 1071 (P). It is submitted that revenue authority took mutation with respect to that vide Ferfar Panji No. 200. I verified the Original Deed on 04.10.2022.

Sale Deed in the name of Shri Vijay Kimatrai Ramani (HUF)
(In respect of land of Kh. No. 25/1 admeasuring 1.61 HR)

18. Thereafter, Shri Devaji Pancham Shewale through POA holder - Shri. Vijay Kimatrai Ramani has sold the land of Kh. No. 25/1 admeasuring 1.61 HR to Shri Vijay Kimatrai Ramani (HUF) through Karta Shri. Vijay Kimatrai Ramani by virtue of Sale Deed dt. 18.04.2001 which is duly registered with the Sub- Registrar Office, Nagpur -1 in Book No. 1 of its Vol. No. 2955, at Sr. No. 4580, Reg. No. 4578, from Pages 67 to 72 on 24.04.2001 and Revenue authority took mutation with respect to that vide Ferfar Panji No. 343. I have verified Ferfar Panji No. 341 with respect to that effect. I verified the Original Deed on 04.10.2022.

Sale Deed in the name of Shri Vijay Kimatrai Ramani (HUF)
(In respect of land of Kh. No. 25/2 admeasuring 0.91 HR)

19. Thereafter, Shri Shivratan Harchandrai Dalmia sold land of Kh. No. 25/2 admeasuring 0.91 HR. to Shri Vijay Kimatrai Ramani (HUF) through its Karta Shri Vijay Kimatrai Ramani by virtue of Sale Deed dt. 12.10.2000 which is duly registered with the Sub-Registrar Office, Nagpur, in Book No. 1, at Sr. No. 5715. It is submitted that revenue authority took mutation with respect to that vide Ferfar Panji No. 341. I have verified Ferfar Panji No. 341 with respect to that effect. I verified the Original Deed on 04.10.2022.

20. Thus, by virtue of the aforesaid above mentioned Sale Deeds, Shri. Vijay Kimatrai Ramani (HUF) became sole and absolute owner of the land of Kh. No. 25/1 admeasuring 1.61 HR. and 25/2 admeasuring 0.91 HR. i.e., total and admeasuring 2.52 HR.

BRIEF HISTORY OF KH. NO. 28

Original Ownership

21. It is seen from the record as well as documents supplied to me, original old land of Khasra No. 5, admeasuring 0.86 HR (2.13 Acres) of Mouza- Yerla was belonged to and mutated in the name of Shri Sampat Bhadya Sewade. It is submitted that, Shri Sampat Bhadya Sewade has left for heavenly abode in the year 1971 and after his death the said land of Khasra has been devolved upon his legal heirs namely 1. Shri Narayan Sampat Sewade, 2. Shri Ruikar Sampat Sewade, 3. Shri. Gautam Sampat Sewade, 4. Smt Jaywanti Sampat Ruikar, 5. Smt. Meera Sampat Ruikar & 6. Smt. Hira Sampat Sewade, through its Natural Guardian Smt. Jaywanti Sampat Sewade. I have verified Adhikar Abhilekh Panji with respect to that effect. I have also verified Seven Twelve Extract for the year 1978-1979.

Re survey and Re measurement

22. It is submitted that, due to resurvey and re measurement done by the revenue authority, land of Old Kh. No. 5, admeasuring 0.86 HR has been re numbered as new Khasra No. 33 admeasuring 1.22 HR. and due to Ekatrikaran said land has numbered as Kh. No. 28 admeasuring 1.22 HR and names of 1. Shri Narayan Sampat Sewade, 2. Shir Ruikar Sampat Sewade, 3. Shri Gautam Sampat Sewade, 4. Smt Jaywanti Sampat Ruikar, 5. Smt. Hira Sampat Sewade were continued as Owners of the said land. I have verified Seven-Twelve Extract with respect to the effect (for the year 1987-1988).

Death of Gautam Sewade

23. It is submitted during the time of Shri. Gautam Sampat Sewade died and after his death, his portion of said property has devolved upon his legal heirs namely Jaituli Gautam Sewade, Kamlesh Gautam Sewade, Prashant Gautam Sewade and Laxmi Gautam Sewade and their names have been duly mutated in the record of right.

Death of Smt. Meera Sampat Sewade

24. Thereafter, Smt. Meera Sampat Sewade (after marriage name: Smt. Meera Jaysingh Awale) has left for heavenly abode on dt. 28.07.1982 issueless and her husband was also died and after her death her name has been deleted from the record of right. I have verified Ferfar Panji No. 375 with respect to that effect.

Sale Deed in the name of Shri Vijay Kimatrai Ramani
(In respect of land of Kh. No. 28 admeasuring 1.22 HR)

25. Thereafter, Shri Narayan Sampat Sewade, Shri. Ruikar Sampat Sewade, Smt Jaywanti Sampat Sewade, Smt. Hira Sampat Sewade, Smt Jaituli Gautam Sewade, Kamlesh Gautam Sewade, Prashant Gautam Sewade and Laxmi Gautam Sewade have sold land of Kh. No. 28 admeasuring 1.22 HR. to Shri Vijay Kimatrai Ramani through by virtue of Sale Deed dt. 10.05.2004 which is duly registered with the Sub-Registrar Office, Nagpur (Gramin), in Book No. 1, at Sr. No. 2846. I have verified Ferfar Panji No. 397 with respect to that effect. I verified the Original Deed on 04.10.2022.

Thus, by virtue of the aforesaid Sale Deed, Shri Vijay Kimatrai Ramani become sole and absolute owner of land of Kh. No. 28 admeasuring 1.22 HR.

Sanctioned Layout Plan

26. It is submitted that, Shri Vijay Kimatrai Ramani through its Karta Shri. Vijay Kimatrai Ramani and Others have decided to develop land admeasuring 12.08. H.R. of Kh. No. 14 (Part), 22A, 22(B), 23, 24/1, 24/2, 25/1, 25/2, 28 of Mouza Yerla by carving out various plots of various sizes therein along with another Kh. Land of Mouza- Dahegaon and Asti which is recommended by the Competent Authority of the NMRDA however till today final NA Order and final layout plan is not sanctioned by the Authority.

27. It is submitted that some record was in mutilated and torn form, intermittently and some record was missing. Moreover, the indexing of records as required under the Registration Act is incomplete. Hence, Affidavit from the present titleholder for non-encumbrance over the property is to be obtained for mortgage as well as suggested documents have to be obtained from the present title holder, it is advisable to create charge with the revenue authority after creation or mortgage and also noted charge with the concern SRO within a period of one month from the date of creation of Mortgage.

1) 7/12 Extract (From Online Portal)
2) Mutation Entry No. As mentioned in Seven Twelve Extract
3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.
4) Any other relevant title-no
5) Litigations if any - No.

Date: 30.11.2022

ESTATE LAW FIRM

PROPRIETOR - ADVOCATE

ADV MAHI MHATRE