

Y L INGLE
ADVOCATE

Plot no 9, Mangaldham Society ,
Hingna T Point, Takli Sim,
Jaitala, Nagpur 440022
Mobile no :9420253966, 91723220973

Email : yallappa_ingle@yahoo.com

Format A

(Circular no 28/2021)

To-
MAHARERA
Nagpur

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with Respect to All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial , P.H no 20, Mouza Mahalgaon, Taluka Kamtee, Dist Nagpur

I have investigated the Title of said Land/Plot on request of Smt Lalita Manohar Dehankar (Owner/ Developer and the following Documents

- 1) Description of the Property : All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial , P.H no 20, Mouza Mahalgaon, Taluka Kamtee, Dist Nagpur
- 2) Documents of allotment of Plot : Not Applicable . The Land is ancestral . There are no Sale Deeds or Title Deeds
- 3) 7/12 Extract : Not available in the name of Developer in respect of entire land . 7/12 Extracts of Plots are available (Samples are enclosed)
- 4) Search Report for 30 years from 1994 to 2023

On perusal of above documents and all other relevant documents relating to the Title of the Property I am of the opinion that the Title of following Owner/ Developer is clear, marketable and without any encumbrances .

Owners of the Land / Plot : Smt Lalita Manohar Dehankar (Owner/ Developer) of All that Piece and Parcel of All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial , P.H no 20, Mouza Mahalgaon, Taluka Kamtee, Dist Nagpur

1) Qualifying Comments : Compliance to be made

- 1) Non Agriculture (Industrial) Order of Collector
- 2) Final Sanction of Lay Out Plan by NMRDA
- 3) Gram Panchayat Tax for 2022-23 in the name of Developer for the entire land



- 4) Land Revenue Receipt issued by Talathi for FY 2022-23 in the name of Developer for the entire land
- 5) Release Letter of Plots whenever there is sale of Plot
- 6) Unexpired Registration of the project under MAHARERA at the time of Sale of Plot(s)
- 7) Certified Copy of Mutation Register for last 30 years
- 8) Digital 7/12 of each Plot

The Report reflecting the flow of title of Owner/ Developer Smt Lalita Manohar Dehankar (Owner/ Developer) on the said land / Plot is enclosed herewith as Annexure

Date 13/05/2023




Advocate
(Stamp)

Format A

(Circular no 28/2021)

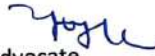
Flow of the Title of the said Land/ Plot

Sr no

- 1) Digital 7/12 Extract as on the date of Registration : Not available in the name of Developer in respect of entire land . 7/12 Extracts of Plots are available (Samples are enclosed)
- 2) Mutation entry no :525 dated 28/06/2004
- 3) Search Report for 30 years from 1994 to 2023 taken from Sub Registrar Office, Hingna: The receipt is enclosed
- 4) Any other relevant Title (Please See Compliance to be made) : Pl see report
- 5)
- 6) Litigation if any NIL

Date 13/05/2023




Advocate
(Stamp)

Y L INGLE
ADVOCATE

Plot no 9, Mangaldham Society ,
Hingna T Point, Takli Sim,
Jaitala, Nagpur 440022
Mobile no :9420253966, 91723220973

Email : yallappa_ingle@yahoo.com

Dated :13/05/2023

Smt Lalita Manoha Dehankar
Nagpur

Dear Sir

**Sub : Title Verification and Search Report of the property as per request of
Smt Dehankar**

As engaged by **Smt Dehankar** I submit my report as under :

Document Scrutinized (Please See Anx)

5) Description of property / properties / nature of title :

Name of the owner of the property	Smt Lalita Manoha Dehankar
Extent of area (in acres/hect/ft)	Total Area 5.99 H of which 3.003 H made NA Industrial
Survey no/Gut No/CST No. House N.	All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial , P.H no 20, Mouza Mahalgaon, Taluka Kamtee, Dist Nagpur
Is property leasehold/freehold/Govt. grant etc	Freehold
Nature of Property	Industrial
Location	Mouza Mahalgaon Taluka Kamtee



6) Tracing of title and chain of the title together with name and description of parties to the documents.

All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial , P.H no 20, Mouza Mahalgaon, Taluka Kamtee, Dist Nagpur is an ancestral property of Smt Lalita Manohar Dehankar. Previously it was owned by her father Shri Narayan Sitaram Jagtap and Smt Bhagirathi Narayan Jagtap , both of them expired and the name of Smt Lalita Manohar Dehankar is mutated on the records of Talathi on account of heirship.

Smt Lalita Manohar Dehankar decided to develop the land .

The Lay Out of the land is tentatively approved by Nagpur Metropolitan Region Development Authority (NMRDA) on 12/03/2019 and Finally on 23/09/2019.

The Collector of Nagpur has made land of 3.03 H out of above Total land of 5.99 H as Non Agriculture Industrial vide order no 194/NAP-34/Mouza Mahalgaon/2019-20 dated 11/03/2020 and issued the Sanad accordingly .

The NMRDA has been releasing Plots out of above Khasra in Lots . The Seller/ Developer has sold some of the Plots . Its details are as under :

Plots already sold : Numbers as under
1,2,3,10,11,12,19,20,21, 24,25 and 28

The following questionnaire is given to clarify the position of Plot:

7) Details of property to be mortgaged.

Details	Remarks of Counsel
1) Whether the documents of title given raise any doubts or suspicion	NO
2) Have the title deeds has been compared with those at registers office & particulars tally.	There are no Title Deeds . Land is ancestral
3) Whether any of the property intended is subject to any minor's or any other claims ? If yes, state whether requisite permission from the concerned court has been obtained and produced ?	No
4) Whether the property proposed is subject to the provisions contained under any special enactment / local laws. State implications of such enactment on the charge proposed to be created ?	No



5) Whether property is coming : under any restrictions on transfer & whether required permission / consent as per terms of grant / allotment etc. obtained	No Not Applicable
6) Whether provisions of urban ceiling Act are applicable ? if applicable whether permission obtained.	NO.
7) Whether the user land has been converted under land revenue law ? Whether N. A. Permission / Change of user permission is obtained ?	Yes
8) Whether required documents are available with the Sellers	Title Deeds are available
9) What is the tenure of land ? (In case of Lease property) and whether necessary consent permission of lessor obtained.	Not Applicable
10) Whether the land is adiwasi (Tribal) land?	Not applicable
11) Whether the land / property is joint family property ? If yes are other joint owners ready to mortgage their share or give consent for the mortgage by borrower.	No Not Applicable
12) Whether any prohibitory order from Income Tax / Wealth Tax or other authorities ?	No
13) Is land/property subject to any reservations acquisitions / requisitions ?	No
14) Whether plans for constructions are sanctioned ?	No : Search is of Open Plots/ entire land
15) Whether commencement certificate issued?	Not Applicable
16) Whether completion certificate obtained?	Not Applicable
17) Whether there we any restriction from , corporation such as "education zone". Green Zone, etc. ?	NO
18) Is the land taken on lease from state 1 Industrial Development Corporation ? if yes whether tripartite agreement executed ?	Not Applicable



19) Whether there are any prior encumbrances. If yes details thereof?	Plots are carved out from the entire land . 7/12 extracts of Plots are available available
20) Evidence of possession - Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto ; date or payable.)	Plots are being mutated as per Lay Out sanctioned . Two sample Digital 7/12 of Plots no 3 and 29 are enclosed and therefore 7/12 of entire land holding is not available
21) In case of companies / societies / associations trust whether	No applicable
a) Memorandum / byelaws of the company / society / association authorize to offer its i property (ies) as security.	No applicable
b) Requisite resolutions have been duly passed by the company / society / Association permitting mortgage of the properties in favour of the bank.	No applicable
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	No applicable
d) Resolution U/s. 293 (i) (a) and 293 (i) (d) of Companies Act passed.	No applicable
e) Details of the properties together with the documents which are mentioned under such resolutions.	No applicable
f) In the case of Public Limited companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	No applicable
g) In case of public charitable trust whether 1 permission of charity commissioner for borrowing «& mortgaging trust property is obtained and conditions stipulated if any.	Not applicable
22) In case of devolution of property by a will / succession.	Not applicable
A) Whether probate of will / succession certificate / Letters of Administration obtained? ! Details thereof.	Not applicable
B) If probate / succession certificate / Letters of Administration not obtained , then how the mortgagor proposes to prove the title ?	Not applicable



C) The safeguards suggested to ensure title to the property offered as security.	Please see main point no 16
23) Whether title deeds pursued are in conformity with the search taken	Yes
24) Whether the chain of title is complete without any missing links.	Yes
25) Whether any other documents to be obtained / compliances to be made so as to create valid mortgage.	Please see main point no 16

9	WHETHER title is clear and property is free from encumbrances	. Yes I have inspected the record maintained by the sub registrar from the year 1994 to 2023 for 30 years in respect of underlying property. It is to be noted that, records prior to and upto year 2002 are not properly maintained at SRO Office, Nagpur. The record prior to year 2002 are missing/ torn / mutilated I have further made necessary inquiries by paying on line search fees of Rs 750 / vide Challan no MH0 0199 2129 202324 dated 13/05/2023 which is defaced on line by Sub Registrar Office for Rs 550/ the receipt whereof is enclosed for the period 2002-2023(Receipt no 1112912598)
10	Certificate	I have gone through the documents produced before me. On the basis of relevant records and documents produced before me I certify Smt Lalita Manohar Dehankar is the absolute owners of the Plots which are yet to be sold
11	Whether title to the property is clear, unambiguous and property is Saleable?	Yes. I have not found any adverse entry
12	Whether the Sellers have a sufficient title and capacity to contract	Yes of the Plots which are yet to be sold
13	Nature of Sellers right and title to the property	Absolute owners of the of Plots which are yet to be sold
14	Whether owners are in the absolute	Yes of Plots which are yet to be sold



	possession of the property proposed to be sold?	
15	Whether there is any bar for Sale ?	No
16	Documents required/ formalities to be completed for Sale of each Plot	1) Release Letter by NMRDA of the Plots to be sold in the name of Seller/ Developer 2) Digital 7/12 of the Plots proposed to be sold in the name of Seller/ Developer 3) The details of the Plots sold and unsold to be obtained from the Developer before issuance of RERA Certificate 4) While Selling the Plots registration of RERA is necessary 5) Affidavit from the Developer that she has not obtained any loan from the any body against the Plots sold/ unsold and that the property is ancestral one Note :All documents as listed in the Annexure be kept on record

17) Description of property proposed to be purchased

The details of Plots to be obtained from the Developer . The boundaries of the entire land are not necessary .

Dated 13/05/2023



Photocopies of the documents scrutinised : Client : Smt Lalita Manohar Dehankar

Sr no	Document no	Date of Document	Copy Verified	Nature of document	Copy Verified	Stamp Duty Rs	Registration Charges	Sub Registrar Office	Total Pages	Sale Price Rs	Seller/Grantor/ Lessor/ Given By / Parties	Purchaser/Grantor/ Given to / In the name of	Property details/Other remarks
1		23-09-2019		Final Sanction of Lay Out Plan							NMRDA	Smt Lalita Manohar Dehankar	Khasra no 95/1
2	194/NAP-34/Mouza Mahalgau/2019-20	11-03-2020	Xerox	NA order/ Assessment							Collector of Nagpur	Smt Lalita Manohar Dehankar	All that Piece and Parcel of Khasra no 95/1, Total Area 5.99 H of which 3.003 H made NA Industrial, P.H no 20, Mouza Mahalgau, Taluka Kamtee, Dist Nagpur
3	EE(NMRDA)/DPC/Agreement/370	05-01-2021	Xerox	Development Agreement	Original						NMRDA	Smt Lalita Manohar Dehankar	Khasra no 95/1
4	549	04-02-2021	Xerox	Release of Plots							NMRDA	Smt Lalita Manohar Dehankar	8 Plots released
5	2807	26-05-2022	Xerox	Release of Plots							NMRDA	Smt Lalita Manohar Dehankar	7 Plots released
6		19-10-2022		Mutation Register							Talathi, Mahalgau		Khasra no 95/5, Area : 8.70 H Mouza Mahalgau

