

W.N. NAYSE ADVOCATE

HIGH COURT BAR ROOM NO 46 NAGPUR , MOB.7387289193, EMAIL: Nayse276@gmail.com

OFFICE - V.T.C.C ,FLAT NO 413, 4TH FLOOR NEAR SANGAM BIG CINEMA
TIRANGA CHOWK ,NAGPUR-27

Format -A
(Circular no .../2022)

To,

MAHA RERA

Nagpur

LEGAL TITLE REPORT

a) SUB:- Title clearance certificate with respect of agriculture land ameasuring 2.03 Hecor acres situated at village Kanohli PH No 48 Khasra /survey No 88/1 part TahsilHingna District Nagpur

b) I have investigated the Title of the said property on the request of Shri. Dr. Satish VasandraoChiddarwar and followings documents have been inspected:

The documents of allotment / ownership of field/plot :-

i. The Sale deed no 1897/2021 dated 24/02/21 registered at sub –registrar Hingna Nagpur:

Dr. Sanjay RadhakisanBhangade sold his 20 % share i.e. 0.41 Hr out of the admeasuring 2.03 hector aar landsurvey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar to Dr. Satish VasandraoChiddarwar by sale deed 1897/2021 dated 24/02/2021 and after the said sale deed Dr. Satish VasandraoChiddarwar has become only owner of entire landi.esurvey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar. and since then present owner have absolute right and possession over the said property.

ii. The sale deed executed on 24/11/2009 vide no 5231/2009 registered at sub –registrar Hingna:

The joint ownership between the Dr. Satish VasandraoChiddarwar and Dr. Sanjay RadhakisanBhangadein the ratio 80:20%,purchased, from the Shri Gopal Kondawar and

KisanKashiprasadBorele, agricultural land bearingsurvey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aarout of area 4.71H.R. from its original ownersby registered sale deed No 5231/2009 dated 24/11/2009 for the valuable consideration Rs.4500000/- and the present owners muted their name on 7/12 extract by virtue of the sale deed

iii. The Sale deed no 860/2007 dated 09/02/2007 registered at sub –registrar Hingna Nagpur:

That property originally belonged to the DamodarMahadev Chute & others and they had sold land bearing khasra no 88/1 mouza- Kanholi (ju) PH No-48 class-1 account no 1360 total admeasuring 4.71 hector aarHingnatahsil district Nagpur to Shri Gopal Kondawar and KisanKashiprasadBorele on 09/02/2007 registered sale deed No 860/2007 for the valuable consideration of Rs. 70,00,000/-and after some time the Shri Gopal Kondawar and KisanKashiprasadBorele had sold 2.03 HR out of total admeasuring 4.71 hector aarHingnatahsil district Nagpur.

c) From the records in respect of the said property and subject to compliance of above mentioned suggestion. I am of the opinion that the aforesaid owner's title to the property is clear, marketable.

d) Qualifying comments remarks if any – Nil. The report reflecting the flow of titles of Dr. Satish VasandraoChiddarwar is enclosed

Ecl:1) Annexure 1:- Flow of title of the land

2) Annexure 2:- Challan towards payment of search fees paid by applicant

Nagpur

Dated: 08.09.20222


W.N. NAYSE ADVOCATE
Adv. W.N. Nayse
In Comm. J.L.S. 01/11/14

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TIRANGA CHOWK, NAGPUR-27

FORMAT-A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

Sr. No.

- a) 7/12 extracts issued by the survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aarin the name of Dr. Satish VasantaoChiddarwar total land admeasuring 2.03HR Hectare of village Kanholi, P.H. No. 48, admeasuring Survey No . 88/1, Tahsil-Hingana and District Nagpur. (Herein after referred to as the said land). Dr. Satish VasantaoChiddarwar and Dr. Sanjay RadhakisanBhangade are the joint owner of agriculture land All peace & parcel land bearing khasra no 88/1 mouza- Kanholi (ju) PH No-48 class-1 account no 1360 total admeasuring 2.03 hector aarjamaRs- 2.25/- Hingnatahsil district Nagpur under the lawful title and possession of the owner and the 7/12 extract mutation entry no 1036 carried as per the title document i.e. sale deed no 5231/2009 dated 24/11/2009 with the ratio 80:20% andDr. Sanjay RadhakisanBhangade is owner of 20 % share i.e. 0.41 Hr out of the admeasuring 2.03 hector.
- b) That the Dr. Satish VasantaoChiddarwarhas joint owner of the agriculture land total land admeasuring 2.03 Hectare Aar of village Kanholi, P.H. No. 48, admeasuring Survey No . 88/1, Tahsil-Hingana and District Nagpur, the said landbeing purchasedsame from Shri Gopal Kondawar and KisanKashiprasadBoreleby registered sale deed No

5231/2009 dated 24/11/2009 for the valuable consideration Rs.4500000/- and the same is duly registered in the Office of the Sub Registrar-Hingna, District Nagpur.

- c) That said Shri Gopal Kondawar and KisanKashiprasadBoreleboth jointly are the absolute owner of the agriculture land total land admeasuring 2.03 Hectare Aar of village Kanholi, P.H. No. 48, admeasuring Survey No . 88/1, Tahsil-Hingana and District Nagpur, the owner being purchase same from property originally belongs to the DamodarMahadev chute & others sale deed executed on 09/02/2007 registered sale deed No 860/2007 for the valuable consideration of Rs. 70,00,000/- and after some time the Shri Gopal Kondawar and KisanKashiprasadBorele had sold 0.81 HR out of total admeasuring 4.71 hector aarHingnatahsil district Nagpur.
- d) That said Dr. Satish VasantaoChiddarwar and Dr. Sanjay RadhakisanBhangade are the joint and absolute owners of the agricultural land survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.3 hector aar having being purchased the same from Shri Gopal Kondawar and KisanKashiprasadBorele vide a sale deed No 5231/2009 dated 24/11/2009 for the valuable consideration Rs.4500000/- and the same is duly registered in the Office of the Sub-Registrar Hingna Nagpur.
- e) As per the title document i.e. sale deed no 5231/2009 dated 24/11/2009, the joint ownership between the Dr. Satish VasantaoChiddarwar and Dr. Sanjay RadhakisanBhangade with the ratio 80:20% , and in the year 2021 , shri Dr. Sanjay RadhakisanBhangade has been sale his 20 % share i.e. 0.41 Hr out of the admeasuring 2.03 hector aar land survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar to Dr. Satish VasantaoChiddarwar by sale deed 1897/2021 dated 24/02/2021 and after the said sale deed Dr. Satish VasantaoChiddarwar has become only owner of entire land i.e. survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar.
- f) That as per the 7/12 extract issued on -----, Dr. Satish VasantaoChiddarwar continues to be the owner of agricultural land survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar Nagpur with transferable, marketable rights and title.

- g) 7/12 extracts or property card issued by Talathi, in respect of agricultural land survey no. 88/1 of village Kanholi, P.H. No. 48, admeasuring 2.03 hector aar, in the name of Dr. Satish Vasantrao Chiddarwar.
- h) That I have taken search for 30 years from 1992 to 26.07.2022 in the offices of the Sub-Registrar, Nagpur Hingna, Nagpur, however I could not lay my hands on any adverse entry, affecting the title of the present owner and the present owner is having clear and marketable title.
- i) Any other relevant title – Not found
- j) Litigation if any – Not found.

Nagpur

Dated :-08/09/2022


W.N. NAYSE ADVOCATE
Adv. W.N. Nayse
M.Com., LL.B., D.I.C.F.M.