

Pravin G. Patil

Advocate

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FORMAT-A

(Circular No. 28/2021)

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to Survey No. 54/B/1 Mouza UMARGAON, Tahsil:- NAGPUR- RURAL, District:- NAGPUR (Herein after referred to as the said **SURVEY NO. 54/B/1**]

I have investigated the title of the said Land on the request of **M/S. SAIDHAM BUILDERS & DEVELOPERS** and the following documents i.e

ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, Land Revenue Rs. 6.50, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

1) Following documents of title of the aforesaid property:-

1) Sale Deed executed by Shri. MANOHAR YASHWANT RAUT in favor of SHRI.GHANSHYAM SURYBHANJI BHENDE SHRI.SURYBHAN ANTUJI BHENDE in respect of Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, of Mouza-Umargaon dated 10/01/1991 which is duly registered in Book No. 1, at Serial No. <u>153</u> (CHA) in the Office of the Joint Sub Registrar, Nagpur Rural.	Copy
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2. Sale Deed executed by SHRI.GHANSHYAM SURIYBHANJI BHENDE and SHRI.SURIYBHAN ANTUJI BHENDE in respect of Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, of Mouza-Umargaon in favor to SHRI. SHUSRUT S/O SHRIDHAR RAUT dated 21/07/1992 which is duly registered in Book No. 1, Volume No.501, Page No.88 To 94,at Serial No. 3943(CHA) in the Office of the Joint Sub Registrar No.9	Copy
3) 7/12 Extract of Khasra No. 54/B/1 of Mouza Umargaon in the name of SHRI. SHUSRUT S/O SHRIDHAR RAUT	Copy
4) Sale Deed of Survey No. 54/B/1 of Mouza Umargaon executed by SHRI. SHUSRUT S/O SHRIDHAR RAUT in favor of M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete which is duly registered in Book No. 1, at Serial No. 809/2023 in the Office of the Joint Sub Registrar-7, Nagpur Rural.	Copy
5) 7/12 Extract of Khasra No. 54/B/1 area 1.40 of Mouza UMARGAON in the name of M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete.	Copy

- 2) Search Report for 30 years from 1994 till 2023.

On perusal of the 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 SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete is clear, marketable and without any encumbrances.

3) **OWNERS OF THE LAND**

M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete are the Owners of ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, Land Revenue Rs. 6.50, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

- 4) The report reflecting the flow of title of the Owners namely **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete on the said Land is enclosed herewith as ANNEXURE-A

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(Circular No. 28/2021)

- 1) THAT, ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/B/1 admeasuring 1.40 Hectares , P.H. No. 36, Land Revenue Rs. 6.50, held in Bhogwatdar Class-1 rights, at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR originally belonged to Shri. Manohar Yashwantrao Raut being the recorded owner thereof having acquired by way of ancestral partition; AND

- 2) THAT, Shri. Manohar Yashwantrao Raut sold the said Land of Survey No. 54/B/1 of Mouza Umargaon to Shri. Ghanshyam Surybhanji Bhende and Shri. Surybhan Antuji Bhende, by way of a Sale Deed dated 10/01/1991 which is duly registered in Book No. 1, at Serial No. 153 (CHA) in the Office of the Joint Sub Registrar, Nagpur Rural AND
- 3) THAT, Shri. Ghanshyam Surybhanji Bhende and Shri. Surybhan Antuji Bhende later on sold te said land of Survey No. 54/B/1 of Mouza Umargaon to Shri. Shusrut Shridhar Raut by way of a Sale Deed dated 21/07/1992 which is duly registered in Book No. 1, Valume No.501, Page No.88 To 94,at Serial No. 3943(CHA) in the Office of the Joint Sub Registrar No.9; AND
- 4) THAT, later on Shri. Shusrut Shridhar Raut sold the said land of Survey No. 54/B/1 of Mouza Umargaon to **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete which is duly registered in Book No. 1, at Serial No. 809/2023 in the Office of the Joint Sub Registrar-7, Nagpur Rural.
- 5) **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete thus became the absolute and exclusive owners of **ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, Land Revenue Rs. 6.50, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR** with transferable and heritable rights therein and its name is also accordingly mutated in the relevant revenue records; AND
- 6) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of -Registrar of Document.
- 7) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt **GRN MH001871782202324E** dated 10-05-2023.

SCHEDULE OF THE DESCRIPTION OF THE AGRICULTURE LAND.

ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/B/1 admeasuring 1.40 Hectares, P.H. No. 36, Land Revenue Rs. 6.50, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at **Mouza UMARGAON**, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR and bounded as Under:-

EAST:- Khasra No. 54/B/2/ , 54/B/3 & 54/A/1

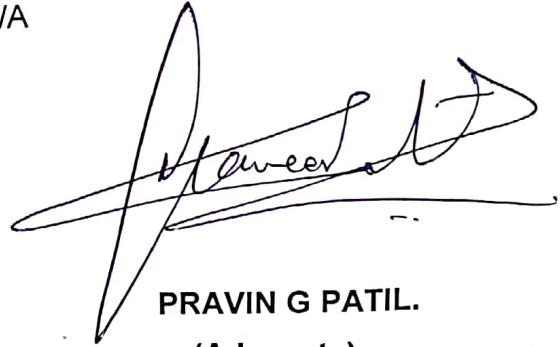
WEST:- By Land of Khasra No.47,48 & 49.

NORTH:- By Land of Khasra No.55 & 56

SOUTH:- By Land of Khasra No. 54/A

NAGPUR

Date:- 10-05-2023



PRAVIN G PATIL.

(Advocate)

PRAVIN G. PATIL
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