MOHAN K. DEOTALE

Mob. No. 9822712334

Advocate

Off. Add. Flat No. 103, Vishwarukhma Apart.
Wanjari Nagar, Nagpur.
Res. 48-B, Saoli Ganesh Nagar, Nagpur.
Court Room No. - 201 Nyay Mandir, Civil Lines, Nagpur.

FORMAT - A
(Circular No. - _28/2021)

To,
MahaRERA
Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of plot no. CTS/CS/Kh.No. 177/B & 178/B situated at Takalghat, Tah. Higana Dist. Nagpur (hereinafter referred as the said Khasra No. 177/B & 178/B)

I have investigated the title of the said plot / Khasra on the request of 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade and following documents i.e. :-

1) Description of the property.

All that Piece and Parcel of Land bearing Khasra No. 177/B & 178/B, P.H.No. 78, total admeasuring 0.95 H.R. total Reneve Rs. 8.00, class right - 01, Book No. 1856 & 1844, Mouza - Takalghat, Tah. Higana Dist. Nagpur.

2) The documents of allotment of Khasra.

a) Original copy of Registered Sale Deed.
b) Original Copy of Extract of 7/12.
c) Original Copy of N.A.

3) 7/12 extract or property card issued by 12/08/2022 dated 12/08/2022 mutation entry no. 2378

4) Search report for 30 years from 1993 till 2023

2/- On persual 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 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade is clear, marketable and without any encumbrances.

Owners of the land

(1) 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade CTS/C.S./ Kh. No. 177/B & 178/B,
(2) _____ CTS/C.S. No.
(3) _____ CTS/C.S. No.
(4) Qualifying comments/remarks if any - No

3/- The report reflecting the flow of the title of the 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade on the said land is enclosed herewith as annexure.

Encl. : Search Report.
Date : 12/07/2023.

Mohan K. Deotale

(Advocate)

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Advocate
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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / P.R Card as on date of application for registration.
2) Mutation entry No. 2378
3) Search report for 30 years from 1993 To 2023 Taken from Sub-Registrar office at Tah. Higana Dist. Nagpur
4) Any other relevant title _ Sale Deed & 7/12 extract
5) Litigations if any. _ No

Date 21/07/2023

Mohan K. Deotale

(Advocate)

MOHAN K. DEOTALE
Advocate
Office Add: Flat No. 103,
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Wanjarl Nagar, Nagpur

CHALLAN
MTR Form Number-6

GRN	MH005085626202324P	BARCODE		Date	12/07/2023-16:41:59	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	Adv Mohan K Deotale
Location	NAGPUR		
Year	2023-2024 From 12/07/2011 To 12/07/2023	Flat/Block No.	Flat No 103 Viswarukhama apartment
		Premises/Building	
		Road/Street	Wanjari Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	Mouza Takalghat Kh No 177 B 178 B
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023071206753	7912104499025
Cheque/DD No.		Bank Date	RBI Date	12/07/2023-16:42:24	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9822712334
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

MOHAN K. DEOTALE
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Print Date 12-07-2023 04:42:57

MOHAN K. DEOTALE

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Wanjari Nagar, Nagpur.
Res. 48-B, Saoli Ganesh Nagar, Nagpur.
Court Room No. – 201, Nyay Mandir, Civil Lines, Nagpur.

TITLE VERIFICATION REPORT

1	Name of the Unit / concern / Company/Person, Body Authority Offering the Property/as a Security.	:	1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade Both R/o. Nagpur
2	Constitution of the Unit/Concern/Person Body/Authority offering the Property for creation of charges.	:	Individual
3	State as to under what capacity is security offered (Whether as joint applicant or borrower or as Guarantor etc.)	:	Individual
4(a)	Particulars of the document scrutinized serially and Chronologically.	:	As Detailed below.

Sr. No.	Particulars of the documents Scrutinized	Name of Parties	Original / Certified Photocopy/Truecopy
1.	18/07/2022	Photocopy of Registered Sale Deed executed by Sau. Pramila Marotrao Tekade & 7 Other in favour of Shri. Satish Gunwant Khangan, Shri Ashish Ramrao Bobade	
2.	29/05/2023	Photocopy of N.A Order in favour of Shri. Satish Gunwant Khangan Shri Ashish Ramrao Bobade	

b	Nature of document verified and as to whether they are originals or certified copies or Registration extracts duly certified Note : only Originals or certified extracts from the Registering / Land. Revenue/ other authorities be examined.	:	Xerox Copies as above mentioned.



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5	Complete or full description of the immovable property offered as security for execution and Registration of Sale Deed.	:	Individual
	Mortgage whether equitable / Registered Mortgage. All that piece and Parcle of Land Bearing Kh. No. 177/B & 178/B, total admeasuring 0.95 H.R of Mouza – Takalghat, Jama Rs. 8.00 right class 1, Khate No 1844 & 1856 Tahsil Hingana & District Nagpur		
i.	Khasra No,	:	177/B & 178/B,
ii.	Door No.(in case of House Property)	:	Nill
iii.	Extent / Area including plinth built up area in case	:	As per Sale Deed.
iv.	Location like name of the place, Village, City Registratin and Sub District etc.	:	Mouza – Takalghat , Tahsil Hingana & District Nagpur
ix)	**Boundaries of Kh No. 177/B as Under :** EAST : Kh No 178/B WEST : Kh No 176/A NORTH : Kh No 185 SOUTH : Kh No 177/A **Boundaries of Kh No. 178/B as Under :** EAST : Kh No 183 WEST : Kh No 177/B NORTH : Kh No 185 SOUTH : Remaining Portion of Kh No 178/B		
6)	Floor of Tiles tracing out of title, of the Intended mortgagor and his/its predecessors In interest from the Mother Deed to the Latest Title Deed. And wherever Minors, interest or Other clog on title is involved, for a further Period, depending on the need for clearance of such clog on the title.	:	As per separate Sheet Attached.
7)	Nature of Title of the intended Mortgagor Over the property (whether full Ownership Rights, Leasehold Rights, Occupancy/Possessory Rights of Inam Holder of Govt. Grantee / Allottee etc.	:	Ownership rights of above mentioned property.
8. a)	Encumbrances, Attachments, and / or Claim whether of Government, Central or State or other Local authorities of Third Party Claims, liens etc. and details thereof, if yes give the details thereof.	:	Not Found.

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b)	The Period covered under the encumbrances Certified and the name of the person in Whose favour the encumbrance is created is so, satisfaction of charge, if any.	:	2010 to 2022 (13 years) Receipt attached herewith Receipt No. MH005085626202324P
9	Details regarding property tax or land revenue Or other statutory dues paid / payable as on Date of if no paid, what remedy.	:	Grampanchayat / Patwari Tax Shall be paid for the year 2022-23
10	Details of RTC Extract / Mutation / Extract / Katha extract Pertaining to the property in question.	:	Owners Name is mutated in the Patwari Reccord .
11.	Any Bar/restriction for creation of mortgage under any local or special enactment, details or Proper registration of documents, payments or proper stamp duty etc.	:	Proper stamp duty is paid at the time of Sale Deed as per ready reconer.
12	In case of absence of original title Deeds, Details of legal and other requirements for creation of a proper, Valid and enforceable Mortgage by deposit of Certified extract duly Certified etc. as also any precaution to be taken by the bank in this regards.	:	Al l the Original Title deeds in respect of the said property is in the custody of Owners.
13	The Specific person who are required to Create Mortgage / to deposit documents creating Mortgage.		Yes

Note : Separate Sheet regarding flow of tile is enclosed herewith

Date : 12/07/2023

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Wanjari Nagar, Nagpur

Mohan K. Deotale
Advocate

CERTIFICATE OF TITLE VERIFICATION & SEARCH REPORT

I have been instructed by 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade Both R/o. Nagpur to investigate into the title of 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade

1) I have examined the documents in detail, taking into account all the Guidelines and the other relevant factors, and undertake to re-examine the original title deeds as an when produced, and

1) A In confirm have made a search in the Land Revenue record, that I do not find anything adverse which would prevent the Title Holders from creation a valid Sale Deed.

1) B. Following Scrutiny of Land Records / Revenue records and relative Title Deed. I hereby certify and genuineness of the Title Deed. Suspicious / Doubts, if any has been clarified by making necessary enquires.

2) There are no prior Mortgage / charge encumbrance whatsoever, as could be seen from the encumbrance Certificate for the period from 2011 to 2023 pertaining to the immovable property covered by above said the Title Deed.

3) There are no claim from minors.

4) I Certify that 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade shall have an absolute, clear, enforceable and marketable title over the Schedule Property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

5) That as per the other records or Revenue etc. aforesaid property is in tangible and actual possession of 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade and thus vide registered Sale Deed on dated 18/07/2022, and other relevant documents his name is mentioned therein as an exclusive owner and occupier of the said property. He has also paid the taxed, revenues, and other charges.

6) That the record are inspected vide search applications on dated 07/07/2023, thus on perusal of documents supplied by 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade and the inspection and search at the office of Sub Registrars Tah Higana Tah. Higana & Dist.Nagpur as well as other documents. I hereby certify that 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade has got free and non encumbered marketable title over the aforesaid property and that he is an exclusive owner in occupation of the said immovable property.

SCHEDULE OF PROPERTY

All that piece and Parcle of Land Bearing Kh. No. 177/B & 178/B, total admeasuring 0.95 H.R of Mouza – Takalghat, Jama Rs. 8.00 right class 1, Khate No 1844 & 1856 Tahsil Hingana & District Nagpur

Boundaries of Kh No. 177/B as Under :			**Boundaries of Kh No. 178/B as Under :**		
EAST	:	Kh No 178/B	EAST	:	Kh No 183
WEST	:	Kh No 176/A	WEST	:	Kh No 177/B
NORTH	:	Kh No 185	NORTH	:	Kh No 185
SOUTH	:	Kh No 177/A	SOUTH	:	Remaining Portion of Kh No 178/B

SHEET SHOWING FLOW OF TITLE OF THE INTENDED MORTGAGOR AND HIS/ITS PREDECESSORS IN INTEREST FROM THE MOTHER DEED TO THE LATEST TITLE DEED.

That the aforesaid property is ancestral property belongs to 1) Pramila Marotrao Tekade 2) Ganga Naresh Zade, 3) Jagan Gangadhar Hinge, 4) Archana Gangadhar Hinge, 5) Kunda Babarao Deshmukh 6) Mukesh Gajanan Wanjari, 7) Sweata Sachin Dandekar, 8) Yogesh Gajanan Wanjari,

Whereas 1) Mukesh Gajanan Wanjari, 2) Sweata Sachin Dandekar, 3) Yogesh Gajanan Wanjari, executed the Powar Of Attorney in favour of Shri. Ashish Ramrao Bobade on dated 09/12/2021 vide serial No. 5737/2021 before the Sub-Registrar No 2 Nagpur

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Than After Remaining Owner That is 1) Pramila Marotrao Tekade 2) Ganga Naresh Zade, 3) Jagah Gangadhar Hinge, 4) Archana Gangadhar Hinge, 5) Kunda Babarao Deshmukh executed the Sale Deed in favour of 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade on dated 18/07/2022 vide serial No. 4393/2022 before the Sub-Registrar Higana, Dist Nagpur

Latter on 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade apply for mutation on extract of 7/12 and mutation is on dated 12/08/2022 their mutation No 2378

Than After 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade apply for sanction the layout before the NMRDA.

Whereas the NMRDA sanction the layout and the tahasildar of higana issue the N.A Order On Dated 29/05/2023 Vide Order No एन.ए.पी–34(सनद)/2022–2023.

FOLLOWING DOCUMENTS REQUIRED TO BE DEPOSITED BY PURCHASER FOR EXECUTION AND REGISTRATION OF SALE DEED

1) Original Copy of Registered Sale Deed.
2) Original Copy of N.A order.
3) Original Copy of Sanction Map
4) Original Copy of extract of 7/12.
5) Affidavit of 1) Shri. Satish Gunwant Khangan 2) Shri. Ashish Ramrao Bobade mentioning there is no litigation or legal proceedings in respect of the said property and the same is not mortgage/ charged to anybody.

Hence this report
Date : 12/07/2023

Mohan K. Deotale
Advocate

MOHAN K. DEOTALE
Advocate
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