

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.

Ph.; 2726198 Mobile : 9503248105

Email chansrashekharanwane@gmail.com

Ref. No.

Date : 01/11/2023

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to **ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 98 of MOUZA-ISASANI, P.S.K. 46, having an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 79 out of which total Platable Area admeasuring about 9125.92 Sq. Mtrs. and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani, within the limits of Grampanchayat Isasani, in Tahsil -Hingna and District -NAGPUR and the said land is bounded as under:**

ON THE EAST	:-	BY ROAD & SURVEY NO. 99,
ON THE WEST	:-	BY SHIVDHURA,
ON THE NORTH	:-	BY ROAD & SURVEY NO. 99,
ON THE SOUTH	:-	BY ROAD & SURVEY NO. 97.

I have investigated the title of the above said Survey/Khasra/Gut No. 98 of Mouza-ISASANI, on the request of **M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, Aged 48 Years, Occupation Business, Aadhar Unique Identity No. 986851144996 and Cell No. 9370287679, Resident of 27, Mahalaxmi Nagar No. 2, Manewada, Behind Bakde Mangal Karyalaya, Nagpur-440024, Tahsil and District NAGPUR, (2) SHRI. SANDEEP Slo GOPICHAND BADWAIK, Aged 43 Years, Occupation -Business, Aadhar Unique Identity No. 939951923883 and Cell No. 9381742855, Residen: of Plot No. 44, Durga Nagar, Manewada Road, Nagpur-440024, Tahsil and District NAGPUR, (3) SHRI, CHANDRASHEKHAR Slo KRISHNAJI REWATKAR,**

Aged 45 Years, Occupation-Business, Aadhar Unique Identity No. 845210503663 and Cell No. 9822567292, Resident of Quarter No. 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghujai Nagar, Somwari Quarter, Hanuman Nagar, Nagpur-440009, Tahsil and District -NAGPUR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, Aged 46 Years, Occupation - Business, Aadhar Unique Identity No. 370803970796 and Cell No. 7972606875, Resident of Ward No. 1, At. Mondha, Hingna, Nagpur-441110, Tahs' --. Hingna and District -NAGPUR AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL. Aged 31 Years, Occupation -Business, Aadhar Unique Identity No. 424475004352 and Cell No. 8657706742, Resident of Plot No. 186, Near Hanuman Mandir, New Amar Nagar, Manewada Ring Road, Besa, Nagpur-440034, Tahsil and District -NAGPUR, and the following documents i.e.

1. Description of the Property – ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 98 of MOUZA-ISASANI, P.S.K. 46, having an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 79 out of which total Platable Area admeasuring about 9125.92 Sq. Mtrs . and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani, within the limits of Grampanchayat Isasani, in Tahsil -Hingna and District -NAGPUR

 2. The Document of Allotment of Plot/Land

1. Copy of Sale Deed of Earliar Owner dated 25/05/2005
2. Copy of Sale Deed of Present Owner dated 23/08/2023,
3. Layout Map sanctioned by Nagpur Metropolitan Region Development Authority dated 10/10/2023,
4. Copy of NA. Order dated 30/10/2023 bearing No. Revenu Mamla Kramank -16/N.A.P-34/Prastut -1/2023-2024, Mouza-Isasani, P.H. No. 46-A, Tah-Hingna.
- 5 Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 7622 dated 16/09/2023,

6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
7. Tax Receipt from Grampanchayat,
8. Search report for 30 year from 1993 till 2023
9. Identity Prof of Present Owner

On the 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 SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR,** is clear, marketable and without any encumbrances.

Chandra
Owner of Land :- **M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR.**

Qualifying Comment if any- NO

The Report reflecting the flow of the title of the owner of, on the said land as enclosed herewith

Encl :- Annexure

Dated :- 01/11/2023

Chandra
(Chandrashekhar V. Anwane)

Advocate.

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.

Ph.; 2726198 Mobile : 9503248105

Email chansrashekharanwane@gmail.com

Ref. No.

Date : 01/11/2023

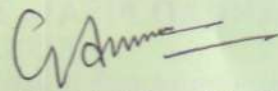
FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application for registration – Available
2. Mutation Entry No. 7622 dated 16/09/2023.
3. Search report for 30 years form 1993 taken from Sub- Registrar office at Hingna Gramin, Dist-Nagpur - Available.
4. Any other relevant title. – No
5. Litigation if any – No

Nagpur

Dated : 01/11/2023


(Chandrashekhar V. Anwane)

Advocate.

That the chain of transaction over the said schedule of property as under.

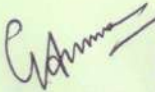
WHEREAS the Vendors named hereinabove jointly Own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra Gut No. 98 of MOUZA -ISASANI, P.S.K. 46, haing an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 79 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani, within the limits of Grampanchayat Isasani, in Tahsil - Hingna and District NAGPUR and more particularly described in the schedule hereunder written;

AND WHEREAS the properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. (Old) 38/1 and 40 of MOUZA ISASANI, P.S.K. 46, having an area of 12.44 Acres (i.e. 5.03 Hectares) and 3.90 Acres (i.e. 1.57 Hectares) respectively, Rental Rs. 1.62 Yearly and Rs. 0.88 Yearly respectively, both held in Occupancy Class-1 Rights, Khate No. 7 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani. in Tahsil and District -NAGPUR, Originally belonged to Shri. Rambhau Vishwanath Sendare, as a recorded Owner thereof being his separate ancestral property having acsuired the same by him by an Oral Partition held in the Year 1965 in between himself and his brother Shri. Laxman, nephew Shri. Ravindra Kumar and mother Smt. Gayabai and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 141 dated 23-09-1969. As per Record of Rights, the said entire land bearing Survey No. (Old) 38 & 40 are held in Malik Makbuja Rights prior to 01-10-1955;

AND WHEREAS during the course of time Resurvey of the said Mouza - Isasani was conducted and out of the aforesaid properties, the property bearing Survey / Khasra / Gut No. (Old) 40, having an area of 3.90 Acres (i.e. 1.57 Hectares), Rental Rs. 0.88 Yearly, held in Occupancy Class-1 Rights, Khate No. 81 held by the aforesaid Owner Shri. Rambhau Vishwanath Sendare is now identified as Survey / Khasra / Gut No. 98,

having an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class -1 Rights;

AND WHEREAS the aforesaid Shri. Rambhau Vishwanath Sendare later on in his turn transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 98 of MOUZA ISASANI, P.S.K. 46, having an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani, in Tahsil -Hingna and District NAGPUR, by way of Sale to (i) Smt. Mantranadevi Holaram Chelwani, (ii) Mrs. Reeta Biharilal Chelwani, (iii) Shri. Sunil Holaram Chelwani and (iv) Shri. Vikram Sanmukhdas Udasi, the Vendors named hereinabove, by a Sale Deed Dated 25-05-2005, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/3013/2005 on even date, AND

 As a result therefore the aforesaid (i) Smt. Mantranadevi Holaram Chelwani, (ii) Mrs. Reeta Biharilal Chelwani, (iii) Shri. Sunil Holaram Chelwani and (iv) Shri. Vikram Sanmukhdas Udasi, the Vendors named hereinabove jointly have now become an exclusive, absolute and full Co-Owners of the aforesaid property bearing Survey/Khasra/Gut No. 98, having an area of 1.58 Hectares with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 441 dated 03-08-2005;

WHEREAS for variety of reasons and other good causes the Vendors have now Jointly decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their respective family members.

WHEREAS the aforesaid Owners (i) Smt. Mantranadevi Holaram Chelwani, (ii) Mrs. Reeta Biharilal Chelwani, (iii) Shri. Sunil Holaram Chelwani and (iv) Shri. Vikram Sanmukhdas Udasi, later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 98 of MOUZA-ISASANI, P.S.K. 46, having an area of 1.58 Hectares, Rental Rs. 0.95 Yearly, held in Occupancy Class-1 Rights, Khate No. 79 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and

all other easementary rights appurtenant and belonging thereto, situated at Village -Isasani, within the limits of Grampanchayat Isasani, in Tahsil - Hingna and District -NAGPUR, by way of Sale to M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR, by a Sale Deed Dated 23/08/2023, which is duly registered at the Office of the Joint Sub-Registrar, Hingna (Rural) in Book No. 1 at Serial No. 6898/2023 on even date.

As a result therefore the aforesaid M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR, has become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also recorded in the Revenue Records ; AND

After that the said M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR, has prepared the Tentative Layout Map and it has been submitted to Nagpur Metropolitan Region Development Authority and the said Authority has Approved the said Layout Plan by their letter dated 10/10/2023 alongwith Demarkated Residential Layout Plan of Kh. No. 98, P.H. No. 46, Mouza-Isasani, Tah-Hingna, Dist-Nagpur. The Present owner has not obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur till date.

MUTATION

That, having acquired the said property, the present owner, **M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR,** has mutated their name in Patwari Record i.e. 7/12 extract vide ferfar Mutation Entry No. 7622 dated 16/09/2023. The Land owner prepared the Proposed Layout Map and it has been submitted to Nagpur Metropolitan Region Development Authority and the said Authority has Approved the said Layout Plan by their letter dated 10/10/2023 alongwith Demarkated Residential Layout Plan of Kh. No. 98, P.H. No. 46, Mouza-Isasani, Tah-Hingna, Dist-Nagpur, having total plotable area 9125.92 Sq. Mtrs. The Present owner has obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur on 30/10/2023 bearing No. Revenue Mamla Kramank -16/N.A.P-34/Prastut -1/2023-2024, Mouza-Isasani, P.H. No. 46-A, Tah-Hingna. The present owner has not mutated their name in Panchayat Record i.e Tax Receipt and also not paid the Nagar Panchayat tax/cesses up to 2023-2024.

Wanna
I hereby say that :

- A)** I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.
- B)** That, the said property is observed mutated with the Patwari Record i.e. 7/12 and Gaon Namuna-A, in the name of present owner.
- C)** All the relevant documents of schedule property along with the Sale deed, Proposed Sanctioned Layout Map, has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable.
- D)** The present owner **M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR,** has mutated their name in the record of Revenue Department e. i. 7/12 extract.

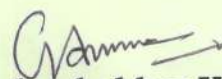
Thus I, am of the opinion that, the owner M/s SHUBH BUILDCON, a Partnership Firm, having its Office at 202, Rajat Sankul, Ganeshpeth, Nagpur-440013, having Income Tax PAN AFBFS8153G and acting through its Partners (1) SHRI. BAL S/o VINAYAKRAO PISAL, (2) SHRI. SANDEEP S/o GOPICHAND BADWAIK, (3) SHRI, CHANDRASHEKHAR S/o KRISHNAJI REWATKAR, (4) SHRI. ARVIND S/o MAHADEVRAO PISAL, AND (5) SHRI. KRUNAL S/o GAJANANRAO PISAL, Tahsil and District -NAGPUR, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances and also in view of further personal verification and affidavit from the owners, it has been stated them that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that Authority should be obtained following documents for Further Transaction.

1. Copy of Sale Deed of Earliar Owner dated 25/05/2005
2. Copy of Sale Deed of Present Owner dated 23/08/2023,
3. Layout Map sanctioned by Nagpur Metropolitan Region Development Authority dated 10/10/2023,
4. Copy of NA. Order dated 30/10/2023 bearing No. Revenu Mamla Kramank -16/N.A.P-34/Prastut -1/2023-2024, Mouza-Isasani, P.H. No. 46-A, Tah-Hingna.
- 5 Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 7622 dated 16/09/2023,
6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
7. Tax Receipt from Grampanchayat,
8. Search report for 30 year from 1993 till 2023
9. Identity Prof of Present Owner

Nagpur

Dated : 01/11/2023


(Chandrashekhar V. Anwane)
Advocate.