

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.

Mob. : 7385182509

To,
MAHARERA,
MUMBAI.

Dated 21-10-2023

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 105 OF
MOUZA-KOTEWADA, SITUATED AT KOTEWADA, TAHSIL-HINGNA, DISTRICT
NAGPUR.**

I have investigated the title of the said Land/Plot on the request of **M/s. MAHALAXMI
INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and
(2) **Shri. Rahul Jagdish Bondre** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra No. 105 of MOUZA-
KOTEWADA, P. S. K. 72, having an area of 0.64 Hectares, Rental Rs. 3.06 Yearly, held
in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path
Ways, Water Courses and all other easementary rights appurtenant and belonging
thereto, situated at Village-Kotewada, Within the limits of Grampanchayat Kotewada, in
Tahsil-Hingna and District-Nagpur and bounded as under:-

ON THE EAST	-	BY KH. NO. 106,
ON THE WEST	-	BY KH. NO. 102,
ON THE NORTH	-	BY KH. NO. 101,
ON THE SOUTH	-	BY KH. NO. 104.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	12-08-2021	Sale Deed	Original	5925-2021
2	30-09-2021	7/12 Extract	Original	1750



3. 7/12 extract issued by Tahsildar shows the mutation of the owners.

4. Search report for 13 years from 2011 to 2023 vides GRN No. MH009880398202324P.

Contd. ...

5. 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. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre**, clear, marketable and without any encumbrance.

Owners of the land

- 1) **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre** of Kh. No. 105.
- 2) The report reflecting the flow of the title of the **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre** on the said Land/Plot is enclosed herewith as annexure.

Encl: - Annexure

DATED 21-10-2023
Nagpur



Adv. Yogesh S. Gonnade
(ADVOCATE)

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(B.Com, L. L. B.)
ADVOCATE

= RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.
= Mob. : 7385182509

FLOW OF THE TITLE OF THE SAID LAND

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 105 of MOUZA-KOTEWADA, having an area of 0.64 Hectares, Rental Rs. 3.06 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Kotewada, Within the limits of Grampanchayat Kotewada, in Tahsil-Hingna and District-Nagpur, Originally belonged to Shri. Sampat Baliram Ashtankar, being his separate property, and the same was accordingly recorded in the Revenue Records.

THAT, the aforesaid (1) Shri. Sampat Baliram Ashtankar and his Two Sons namely (1) Shri. Shivram Sampat Ashtankar and (2) Shri. Bhaiyaji Sampat Ashtankar later on Family Partition of aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 105 of MOUZA-KOTEWADA, having an area of 0.64 Hectares, Rental Rs. 3.06 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Kotewada, Within the limits of Grampanchayat Kotewada, in Tahsil-Hingna and District-Nagpur, and in terms of which the aforesaid property comprising Kh. No. 105 of MOUZA-KOTEWADA, having an area of 0.64 Hectares, came to the share of Shri. Shivram Sampat Ashtankar, absolutely forever with heritable and transferable rights therein, and the same are accordingly recorded in the Revenue Records.

THAT, the aforesaid Shri. Shivram Sampat Ashtankar later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 105 of MOUZA-KOTEWADA, having an area of 0.64 Hectares, Rental Rs. 3.06 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Kotewada, Within the limits of Grampanchayat Kotewada, in Tahsil-Hingna and District-Nagpur, by way of Sale to Shri. Bhaiyaji Sampat Ashtankar and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 72, Dated 06-03-2003.

THAT, the aforesaid Shri. Bhaiyaji Sampat Ashtankar later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 105 of MOUZA-KOTEWADA, having an area of 0.64 Hectares, Rental Rs. 3.06 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Kotewada, Within the limits of Grampanchayat Kotewada, in Tahsil-Hingna and District-Nagpur, by way of Sale to **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre**, by a Sale Deed Dated 12-08-2021, which is duly Registered at the office of the Sub-Registrar Hingna, in Additional Book No. 1, bearing Registration No. 5925-2021 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 1750, Dated 30-09-2021. The said Sale Deed is duly signed by (1) Mrs. Laxmi Bhaiyaji Ashtankar and (2) Shri. Prashant Sampat Ashtankar, in the capacity of Consenters.



It is observed that the said **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre** later on prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

That the above mentioned property is present at standing in the name of **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre**. The concern records of the Sub-registrar Hingna and other relevant document of Grampanchayat-Kotewada shows that **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre** is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Hingna, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above described property held by **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre** is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

- 1) 7/12 extract as on date of application for registration in the name of **M/s. MAHALAXMI INFRACON** Partnership firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre**.
- 2) Mutation Entry No. 1750
- 3) Search report for 13 years from 2011 to 2023 taken from Sub-Registrar Office Hingna.
- 4) Any other relevant title; As per above mentioned title history
- 5) Prima facie no litigation found over the property.



NAGPUR
DATED 21-10-2023

Adv. Yogesh S. Gonnade
(ADVOCATE)