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 25-01-2024

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 37 OF MOUZA-GOTAL PANJARI, SITUATED AT GOTAL PANJARI, TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said Land/Plot on the request of **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat–Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR and bounded as under:-

ON THE EAST	-	**KHASRA/SURVEY NOS. 40 AND 41,**
ON THE WEST	-	**SHANKARPUR SHIV,**
ON THE NORTH	-	**KHASRA/SURVEY NO. 38,**
ON THE SOUTH	-	**KHASRA/SURVEY NO. 36.**

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	08-05-2023	Sale Deed	Original	3363-2015
2	29-08-2023	7/12 Extract	Original	2588

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. MH013403731202324P.

Adv. Yogesh S. Gonnade Advocate * Nagpur *

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 **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)**, clear, marketable and without any encumbrance.

Owners of the land

1) **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** of **Kh. No. 37.**

2) The report reflecting the flow of the title of the **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** through on the said Land/Plot is enclosed herewith as annexure.

Encl: - Annexure

Adv. Yogesh S. Gonnade Advocate * Nagpur *

DATED 25-01-2024
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)

CHALLAN
MTR Form Number-6

GRN	MH013403731202324P	BARCODE		Date	03/01/2024-15:59:28	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV YOGESH S GONNADE
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	34 RAMKRUSHNA NAGAR B
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	UMRED ROAD
		Area/Locality	DIGHORI NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	MOUZA GOTAL PANJARI KH NO 37 AREA 1.46 HECTOR P H NO 38-A
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024010305717	2387804158627
Cheque/DD No.		Bank Date	RBI Date	03/01/2024-15:59:52	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. : 7385182509

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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. Yogesh S. Gonnade Advocate * Nagpur *

Print Date 03-01-2024 04:00:38

Yogesh S. Gonnade
(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 THOSE Pieces and Parcels of Agricultural land bearing Khasra/Survey/Gut Nos. 14/1, 14/6 and 2/1-KH of MOUZA–GOTAL PANJARI, P. S. K. 38, having an area of 1.43 Hectares, 0.97 Hectares and 1.58 Hectares respectively, Rental Rs. 6.80 Yearly, 4.90 Yearly and 3.37 Yearly respectively, all held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, Originally belonged to Shri. Janglya Shrawan Sambare, being his separate property, as per Adhikar Abhilekh Panji 1954-1955.

THAT, the aforesaid Shri. Janglya Shrawan Sambare left for heavenly abode on year 1971 and consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Bhimabai wd/o Janglya Sambare, Two sons namely 1) Shri. Sitaram Janglya Sambare and 2) Shri. Ramkrushna Janglya Sambare and Two Daughters namely 1) Smt. Tulsabai Krushnarao Mire and 2) Smt. Sarjabai Keshavrao Bhoyar, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Janglya Shrawan Sambare, and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Smt. Bhimabai wd/o Janglya Sambare left for heavenly abode on year 1985 and consequent upon his death/demise the aforesaid property devolved upon his Two sons namely 1) Shri. Sitaram Janglya Sambare and 2) Shri. Ramkrushna Janglya Sambare and Two Daughters namely 1) Smt. Tulsabai Krushnarao Mire and 2) Smt. Sarjabai Keshavrao Bhoyar, jointly by way of intestate succession, being the only legal heirs of the deceased Smt. Bhimabai wd/o Janglya Sambare, and the same is accordingly recorded in the Revenue Records.

THAT, as per revenue records on 1985 to 1986 the said land bearing Khasra/Survey/Gut Nos. 14/1, 14/6 and 2/1-KH of MOUZA–GOTAL PANJARI, having an area of 1.43 Hectares, 0.97 Hectares and 1.58 Hectares respectively, belongs to 1) Shri. Sitaram Janglya Sambare, 2) Shri. Ramkrushna Janglya Sambare, 3) Smt. Tulsabai Krushnarao Mire and 4) Smt. Sarjabai Keshavrao Bhoyar, now renumbered and allotted new Kh. No. 37, 38/1, 38/2 and 38/3 having an area of 1.43 Hectares, 0.97 Hectares and 1.58 Hectares respectively and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Smt. Sarjabai Keshavrao Bhoyar left for heavenly abode on 31-07-2007 and consequent upon his death/demise the aforesaid property i.e. Khasra/Survey/Gut Nos. 37 (Old Kh. No. 14/1) of MOUZA–GOTAL PANJARI, having an area of 1.46 Hectares, devolved upon his Three sons namely 1) Shri. Raju Keshavrao Bhoyar, 2) Shri. Vijay Keshavrao Bhoyar and 3) Shri. Sanjay Keshavrao Bhoyar and Only Daughters namely Smt. Mayabai Vitthalrao Thakre, jointly by way of intestate succession, being the only legal heirs of the deceased Smt. Sarjabai Keshavrao Bhoyar, and the same is accordingly recorded in the Revenue Records.

Adv. Yogesh S. Gonnade Advocate Nagpur

THAT, the aforesaid Smt. Tulsabai Krushnarao Mire later on relinquished undivided share and interest in the aforesaid property ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Shri. Sitaram Janglya Sambare and (2) Shri. Ramkrushna Janglya Sambare, by way of relinquishment Deed dated 29-11-2010, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-7, in Additional Book No. 1, bearing Registration No. 7726-2010 on even date and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 515, Dated 03-01-2011.

THAT, the aforesaid Smt. Mayabai Vitthalrao Thakre later on relinquished undivided share and interest in the aforesaid property ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Shri. Sitaram Janglya Sambare and (2) Shri. Ramkrushna Janglya Sambare, by way of relinquishment Deed dated 27-07-2011, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-7, in Additional Book No. 1, bearing Registration No. 5388-2011 on even date and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 528, Dated 24-10-2011.

THAT, the aforesaid Shri. Vijay Keshavrao Bhoyar left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Vinita wd/o Vijay Bhoyar, Two sons namely 1) Mr. Shubham Vijay Bhoyar and 2) Mr. Satish Vijay Bhoyar and Only Daughters namely Miss. Mohini Vijay Bhoyar, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Vijay Keshavrao Bhoyar, and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 546, Dated 31-07-2012.

THAT, the aforesaid 1) Shri. Raju Keshavrao Bhoyar, 2) Shri. Sanjay Keshavrao Bhoyar, 3) Smt. Vinita Vijay Bhoyar, 4) Mr. Shubham Vijay Bhoyar, 5) Mr. Satish Vijay Bhoyar and 6) Miss. Mohini Vijay Bhoyar later on relinquished undivided share and interest in the aforesaid property ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Shri. Sitaram Janglya Sambare and (2) Shri. Ramkrushna Janglya Sambare, by way of relinquishment Deed dated 12-06-2013, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-10, in Additional Book No. 1, bearing Registration No. 6804-2013 on even date and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 591, Dated 24-04-2014.

Adv. Yogesh S. Gonnade * Adv. * Nagpur

THAT, the aforesaid Agricultural land comprising Khasra/Survey No. 37 of Mouza–Gotal Panjari, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order Passed by the Sub-Divisional Officer, Nagpur.

THAT, the aforesaid (1) Shri. Sitaram Janglya Sambare and (2) Shri. Ramkrushna Janglya Sambare later on jointly transferred/sold the property comprising ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of sale to (1) Shri. Machhindra Ramchandra Kadam and 2) Shri. Rohit Machindra Kadam, by a Sale Deed Dated 01-07-2014, which is duly registered at the Office of the Sub-Registrar Nagpur-7, in Additional Book No. 1, bearing registration No. 3830-2014 on even date. The said Sale Deed is duly signed by Shri. Sitaram Janglya Sambare, Shri. Ramkrushna Janglya Sambare along with (1) Shri. Arun Sitaram Sambare, (2) Shri. Vijay Sitaram Sambare, (3) Smt. Rekha Dnyaneshwar Diwane, (4) Shri. Nitesh Ramkrushna Sambare, (5) Miss. Hemlata Ramkrushna Sambare, (6) Mrs. Durgabai Ratnakar Warkar, (7) Mrs. Kalpanabai Liladharrao Shastri and (8) Mrs. Savitabai Jayanta Shingane, in the capacity of Consenters, and the same was also accordingly mutated in its name in 7/12 Extract vides ferfar entry No. 616.

THAT, the aforesaid (1) Shri. Machhindra Ramchandra Kadam and 2) Shri. Rohit Machindra Kadam later on transferred/sold the property comprising ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to Shri. Kantibhai Kuwarjibhai Patel, by a Sale Deed Dated 08-05-2015, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 3363-2015 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 641, Dated 09-06-2015.

THAT, the aforesaid Shri. Kantibhai Kuwarjibhai Patel left for heavenly abode on 28-05-2023 and consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Hansa wd/o Kantibhai Patel and Only Daughters namely Miss. Kaveri Kantibhai Patel, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Kantibhai Kuwarjibhai Patel, and the same were also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 2588, Dated 29-08-2023.



THAT, the aforesaid **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil–Nagpur (Rural) and

District–NAGPUR, in favor of (1) Shri. Chhaganlal Kunwarjibhai Patel and (2) Mrs. Hetal Chandan Madan on 29-10-2023, which is duly registered at the Office of the Sub-Registrar Nagpur-02, in Additional Book No. 4, bearing Registration No. 7501-2023 on even date.

It is observed that the **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** 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 **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)**. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat-Vela (Harishchandra) shows that **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** 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 Nagpur, 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 **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel, Aged about 17 Years, (Minor through Natural Legal Guardian Her Mother Smt. Hansa Kantibhai Patel)** 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 **(1) Smt. Hansa Kantibhai Patel and (2) Miss. Kaveri Kantibhai Patel**.
2) Mutation Entry No. 2588
3) Search report for 13 years from 2011 to 2023 taken from Sub-Registrar Office Nagpur.
4) Any other relevant title; As per above mentioned title history
5) Prima facie no litigation found over the property.

Y.S. Gonnade

Adv. Yogesh S. Gonnade Advocate Nagpur

NAGPUR
DATED 25-01-2024

Adv. Yogesh S. Gonnade
(ADVOCATE)