

**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 02-02-2024**

**LEGAL TITLE REPORT**

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 110 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 having an area of 1.41 Hectares out of  
Khasra No. 110 of MOUZA-KOTEWADA, P. S. K. 72, having an total area of 1.52  
Hectares, Rental Rs. 10.20 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:-

|                     |          |                                                 |
|---------------------|----------|-------------------------------------------------|
| <b>ON THE EAST</b>  | <b>-</b> | <b>KHASRA/SURVEY NO. 116 AND ROAD,</b>          |
| <b>ON THE WEST</b>  | <b>-</b> | <b>KHASRA/SURVEY NOS. 109 AND 94,</b>           |
| <b>ON THE NORTH</b> | <b>-</b> | <b>KHASRA/SURVEY NOS. 111, 112, 113 AND 94,</b> |
| <b>ON THE SOUTH</b> | <b>-</b> | <b>KHASRA/SURVEY NOS. 108 AND 109.</b>          |

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND**

| Sr. No. | Date of Document | Name of Document | Whether Original/Certified | Document No. |
|---------|------------------|------------------|----------------------------|--------------|
| 1       | 28-12-2020       | Sale Deed        | Original                   | 7966-2020    |
| 2       | 06-02-2021       | 7/12 Extract     | Original                   | 1334         |

**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. MH014966065202324P.**



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. 110.
- 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 02-02-2024  
Nagpur

**Adv. Yogesh S. Gonnade**  
**(ADVOCATE)**



CHALLAN  
MTR Form Number-6



|                                              |                    |         |               |                                                     |          |                                       |   |                       |         |
|----------------------------------------------|--------------------|---------|---------------|-----------------------------------------------------|----------|---------------------------------------|---|-----------------------|---------|
| GRN                                          | MH014966065202324P | BARCODE |               |                                                     | Date     | 02/02/2024-15:54:43                   |   | Form ID               |         |
| Department Inspector General Of Registration |                    |         |               | Payer Details                                       |          |                                       |   |                       |         |
| Search Fee                                   |                    |         |               | TAX ID / TAN (If Any)                               |          |                                       |   |                       |         |
| Type of Payment Other Items                  |                    |         |               | PAN No.(If Applicable)                              |          |                                       |   |                       |         |
| Office Name HGN_HINGNA SUB REGISTRAR         |                    |         |               | Full Name                                           |          | ADV YOGESH SOMAJI 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 KOTEWADA KH NO 110 AREA 1.41 HECTOR P H NO 72 |          |                                       |   |                       |         |
|                                              |                    |         |               |                                                     |          |                                       |   |                       |         |
|                                              |                    |         |               |                                                     |          |                                       |   |                       |         |
|                                              |                    |         |               |                                                     |          |                                       |   |                       |         |
|                                              |                    |         |               |                                                     |          |                                       |   |                       |         |
|                                              |                    |         |               | Amount In                                           |          | Three Hundred Twenty Five Rupees Only |   |                       |         |
| Total                                        |                    |         | 325.00        | Words                                               |          |                                       |   |                       |         |
| Payment Details SBIEPAY PAYMENT GATEWAY      |                    |         |               | FOR USE IN RECEIVING BANK                           |          |                                       |   |                       |         |
| Cheque-DD Details                            |                    |         |               | Bank CIN                                            | Ref. No. | 10000502024020205613                  |   | 1434631516013         |         |
| Cheque/DD No.                                |                    |         |               | Bank Date                                           | RBI Date | 02/02/2024-15:55:04                   |   | Not Verified with RBI |         |
| Name of Bank                                 |                    |         |               | Bank-Branch                                         |          | SBIEPAY PAYMENT GATEWAY               |   |                       |         |
| Name of Branch                               |                    |         |               | Scroll No. , Date                                   |          | Not Verified with Scroll              |   |                       |         |

Department ID :  
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 7385182509



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=  
Mob. : 7385182509

**FLOW OF THE TITLE OF THE SAID LAND**

THAT, ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 110 (Old Kh. No. 61/4) of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.52 Hectares, Rental Rs. 11.00 Yearly, held in Occupancy 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-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, Originally belonged to Shri. Mukund Balaji Muley, being his separate property.

That, the aforesaid Shri. Mukund Balaji Muley and their Family Members mutually executed a Partition Deed on 1955 for aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 110 (Old Kh. No. 61/4) of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.52 Hectares, Rental Rs. 11.00 Yearly, held in Occupancy 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-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR and in terms of which the aforesaid property comprising Kh. No. 110 (Old Kh. No. 61/4) of MOUZA-KOTEWADA, having an area of 1.52 Hectares came to the share of Shri. Bhaiyyaji Mukund Muley, absolutely forever with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Dated 29-05-1955.

That, the aforesaid Shri. Bhaiyyaji Mukund Muley left for heavenly abode on 18-09-1994 and consequent upon his death/demise the aforesaid property devolved upon his Two sons namely 1) Shri. Sanjay Bhaiyyaji Muley and 2) Shri. Shrikant Bhaiyyaji Muley, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Bhaiyyaji Mukund Muley, absolutely forever with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 29, Dated 16-05-1995.

THAT, the aforesaid 1) Shri. Sanjay Bhaiyyaji Muley and 2) Shri. Shrikant Bhaiyyaji Muley later on jointly transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 1.41 Hectares out of Khasra No. 110 of MOUZA-KOTEWADA, P. S. K. 72, having an total area of 1.52 Hectares, Rental Rs. 10.20 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. DAFTARI AGRO BIOTECH PRIVATE LIMITED through Authorized Directors Shri. Jainendra Fulchandji Daftari, by a Sale Deed Dated 10-03-2006, which is duly registered at the Office of the Sub-Registrar Hingna, in Additional Book No. 1, bearing registration No. 1527-2006, and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 126, Dated 05-01-2007.



THAT, the aforesaid M/s. DAFTARI AGRO BIOTECH PRIVATE LIMITED through Authorized Directors Shri. Jainendra Fulchandji Daftari later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 1.41 Hectares out of Khasra No. 110 of MOUZA-KOTEWADA, P. S. K. 72, having an total area of 1.52 Hectares, Rental Rs. 10.20 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 28-12-2020, which is duly Registered at the office of the Sub-Registrar Hingna, in Additional Book No. 1, bearing Registration No. 7966-2020 and the same was also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 1334, Dated 06-02-2021.

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. 1334
- 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 02-02-2024



Adv. Yogesh S. Gonnade  
(ADVOCATE)