

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.

Date 27-03-2024

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 28 OF
MOUZA-CHICHOLI, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.**

I have investigated the title of the said Land/Plot on the request of Mahalaxmi Aedificators Private Limited through Authorized Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajed and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut No. 28 of MOUZA-CHICHOLI, P. S. K. 4, having an area of 4.38 Hectares, Rental Rs. 20.75 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-Chicholi in Tahsil-Nagpur (Rural) and District-NAGPUR and bounded as under :-

ON THE EAST - BY KHASRA/SURVEY NOS. 52, 53, 54 AND 56,
ON THE WEST - BY KH. NO. 27,
ON THE NORTH - BY KHASRA/SURVEY NOS. 35, 29 AND 36,
ON THE SOUTH - BY ROAD.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	05-01-2024	Sale Deed	Original	209-2024
2	01-02-2024	7/12 Extract	Original	

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

4. Search report for 13 years from 2011 to 2024 vides GRN No. MH018184441202324P.



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 Mahalaxmi Aedificators Private Limited through Authorized Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajer, clear, marketable and without any encumbrance.

Owners of the land

- 1) Mahalaxmi Aedificators Private Limited through Authorized Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajer of Kh. No. 28.
- 2) The report reflecting the flow of the title of the Mahalaxmi Aedificators Private Limited through Authorized Directors 1) Shri. Rahul Jagdish Bondre and 2) Shri. Harsh Anish Chhajer on the said land is enclosed herewith as annexure.

Encl: - Annexure



DATED 27-03-2024
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH018184441202324P	BARCODE	Date 27/03/2024-12:31:06		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name		ADVOCATE YOGESH SOMAJI GONNADE
Location NAGPUR			Flat/Block No.		34 RAMKRUSHNA NAGAR B
Year 2023-2024 One Time			Premises/Building		
Account Head Details			Amount In Rs.		
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 CHICHOLI KH NO 28 AREA 4.38 HECTOR AAR P H NO 4 LAND		
			REVENUE 20.75 YEARLY		
Total			Amount In		Three Hundred Twenty Five Rupees Only
			Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502024032703530 9727877513237
Cheque/DD No.			Bank Date	RBI Date	27/03/2024-12:31:46 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 दस्तांसाठी लागू नाही.

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FLOW OF THE TITLE OF THE SAID LAND.

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 28 of MOUZA-CHICHOLI, P. S. K. 4, having an area of 4.38 Hectares, Rental Rs. 20.75 Yearly, 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-Chicholi in Tahsil-Nagpur (Rural) and District-NAGPUR, originally belonged to Smt. Punji Jago Choudhari, being her separate property.

That the said Smt. Punji Jago Choudhari left for heavenly abode on 07-08-1977 and consequent upon his death/demise the aforesaid property devolved upon his Son namely Shri. Bapurao Jago Choudhari by way of intestate succession, being the only legal heirs of the deceased Smt. Punji Jago Choudhari and the same is accordingly recorded in the Revenue Records.

That, the aforesaid Shri. Bapurao Jago Choudhari later on transferred/sold the aforesaid comprising property ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 28 of MOUZA-CHICHOLI, P. S. K. 4, having an area of 4.38 Hectares, Rental Rs. 20.75 Yearly, 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-Chicholi in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of sale to Smt. Prabha Govind Goenka, by a Sale Deed Dated 27-07-1992, which is duly registered at the office of the Sub-Registrar Nagpur-09, in Additional Book No. 1, Volume No. 502 on Pages 65 to 69, bearing Registration No. 4012(CH) on even date. The said Sale Deed is duly signed by Shri. Shankarrao Bapurao Choudhari, in the capacity of Consenter.

That, the aforesaid Agricultural land comprising Khasra/Survey No. 28 of Mouza-Chicholi, converted from Occupancy Class-2 to Occupancy Class-1 Rights Order Passed by the Sub-Divisional Officer, Nagpur, vide its Order Dated 10-05-2012, in Revenue Case No. 468/LND-18/2011-2012.

That, the aforesaid Smt. Prabha Govind Goenka later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut No. 28 of MOUZA-CHICHOLI, P. S. K. 4, having an area of 4.38 Hectares, Rental Rs. 20.75 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-Chicholi in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed, vides Sale Deed dated 05-01-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 209-2024 to Joint Sub-Registrar Nagpur-07.



It is observed that the said Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed later on prepared a layout on the said entire land of Kh. No. 28, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Lay-out carved on the said entire land of Kh. No. 28, consisting of various residential plots vide Letter bearing Approval No. NMRDA/LT/2024/APL/00275, Permit No. 55712, Dated 26-03-2024.

That the above-mentioned property is present at standing in the name of Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed 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 Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed 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 Mahalaxmi Aedificators Private Limited through Authorized Directors (1) Shri. Rahul Jagdish Bondre and (2) Shri. Harsh Anish Chhajed.
- 2) Mutation Entry No. 931
- 3) Search report for 13 years from 2011 to 2024 taken from sub-Registrar Office No. 7 at Nagpur.
- 4) Any other relevant title; As per above mentioned title history
- 5) Prima facie no litigation found over the property.

NAGPUR
DATED 27-03-2024



Y.S. Gonnade

Adv. Yogesh S. Gonnade
(ADVOCATE)