

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 16-05-2024

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NOS. 62/1 AND 62/3 OF MOUZA-MHASALA, SITUATED AT TAHSIL-KAMPTÉE, 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 Nos. 62/1 and 62/3 of MOUZA-MHASALA, P. S. K. 15, having an area of 0.84 Hectares and 0.81 Hectares respectively, Rental Rs. 6.02 and Rental Rs. 6.00 Yearly respectively, both 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-Mhasala in Tahsil-Kamptee and District-NAGPUR and bounded as under: -

BOUNDARIES OF KH. NO. 62/1

ON THE EAST	-	BY KHASRA/SURVEY NO. 62/3,
ON THE WEST	-	BY KHASRA/SURVEY NO. 61,
ON THE NORTH	-	BY ROAD,
ON THE SOUTH	-	BY ROAD.

BOUNDARIES OF KH. NO. 62/3

ON THE EAST	-	BY KHASRA/SURVEY NO. 62/2,
ON THE WEST	-	BY KHASRA/SURVEY NO. 62/1,
ON THE NORTH	-	BY ROAD,
ON THE SOUTH	-	BY ROAD.



Contd. ...

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	23-01-2024	Sale Deed	Original	682-2024
2		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. MH002111586202425P.

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 Chhaged, 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 Chhaged of Kh. Nos. 62/1 and 62/3.
- 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 Chhaged on the said land is enclosed herewith as annexure.

Encl: - Annexure



DATED 16-05-2024
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH002111586202425P	BARCODE			Date	16/05/2024-13:09:46		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 KMT_KAMTHI SUB REGISTRAR				Full Name		ADVOCATE YOGESH SOMA GONNADE			
Location NAGPUR									
Year 2024-2025 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 MHASALA KH NO 62/1 AND 62/3 AREA 0.84 HECTOR AND 0.81					
				HECTOR P H NO 15					
				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.	10000502024051603232		5637842742633	
Cheque/DD No.				Bank Date	RBI Date	16/05/2024-13:10:14		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.

Mobile No. : 7385182509



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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. 62/1 of MOUZA-MHASALA, P. S. K. 15, having an area of 1.65 Hectares, 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-Mhasala in Tahsil-Kamptee and District-NAGPUR, originally belonged to Shri. Yadavrao Deulkar, being her separate property.

That the said Shri. Yadavrao Deulkar left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his Widow Namely Mrs. Venubai Yadavrao Deulkar and Two Daughters namely 1) Mrs. Vimala @ Nirmala Mahadev Wanjari and 2) Mrs. Hirabai @ Pushpa Ashok Raut by way of intestate succession, being the only legal heirs of the deceased Shri. Yadavrao Deulkar and the same is accordingly recorded in the Revenue Records.

That the aforesaid 1) Mrs. Venubai Yadavrao Deulkar, 2) Mrs. Vimala @ Nirmala Mahadev Wanjari and 3) Mrs. Hirabai @ Pushpa Ashok Raut later on transferred/sold the comprising property ALL THAT Piece and parcel of land admeasuring about 0.81 Hectares, being the Portion of the entire land bearing Survey/Khasra/Gut No. 62/1 of MOUZA-MHASALA, P. S. K. 15 having a total area of 1.65 Hectares, 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-Mhasala in Tahsil-Kamptee and District-NAGPUR, by way of sale to 1) Mrs. Rashmi Ravikant Harde, 2) Shri. Anand Nawalchand Pugaliya and 3) Shri. Rajkumar Garibdas Gupta, by a Sale Deed Dated 16-10-2006, which is duly registered at the office of the Sub-Registrar Kamptee, in Additional Book No. 1, bearing Registration No. 4200-2006 on even date and the land having an area of 0.81 Hectares is owned and possessed by the 1) Mrs. Rashmi Ravikant Harde, 2) Shri. Anand Nawalchand Pugaliya and 3) Shri. Rajkumar Garibdas Gupta, it is renumbered and allotted New Survey/Khasra/Gut No. 62/3 of MOUZA-MHASALA absolutely forever with heritable and transferable rights therein and the same was also accordingly mutated in its name in 7/12 Extract.

That the aforesaid 1) Mrs. Venubai Yadavrao Deulkar, 2) Mrs. Vimala @ Nirmala Mahadev Wanjari and 3) Mrs. Hirabai @ Pushpa Ashok Raut later on transferred/sold the comprising property ALL THAT Piece and parcel of land admeasuring about 0.84 Hectares, being the Portion of the entire land bearing Survey/Khasra/Gut No. 62/1 of MOUZA-MHASALA, P. S. K. 15 having a total area of 1.65 Hectares, 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-Mhasala in Tahsil-Kamptee and District-NAGPUR, by way of sale to 1) Mrs. Rashmi Ravikant Harde, 2) Shri. Anand Nawalchand Pugaliya and 3) Shri. Rajkumar Garibdas Gupta, by a Sale Deed Dated 06-06-2014, which is duly registered at the office of the Sub-Registrar Kamptee, in Additional Book No. 1, bearing Registration No. 3807-2014 on even date and the land having an area of 0.84 Hectares is owned and possessed by the 1) Mrs. Rashmi Ravikant Harde, 2) Shri. Anand Nawalchand Pugaliya and 3) Shri. Rajkumar



Garibdas Gupta, it is renumbered and allotted New Survey/Khasra/Gut No. 62/1 of MOUZA-MHASALA absolutely forever with heritable and transferable rights therein and the same was also accordingly mutated in its name in 7/12 Extract.

That the aforesaid 1) Mrs. Rashmi Ravikant Harde, 2) Shri. Anand Nawalchand Pugaliya and 3) Shri. Rajkumar Garibdas Gupta later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 62/1 and 62/3 of MOUZA-MHASALA, P. S. K. 15, having an area of 0.84 Hectares and 0.81 Hectares respectively, Rental Rs. 6.02 and Rental Rs. 6.00 Yearly respectively, both 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-Mhasala in Tahsil-Kamptee 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 23-01-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 682-2024 to Joint Sub-Registrar Kamptee.

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 Survey/Khasra/Gut Nos. 62/1 and 62/3, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Lay-out carved on the said entire land of Survey/Khasra/Gut Nos. 62/1 and 62/3, consisting of various residential plots vide Letter bearing Approval No. NMRDA/LT/2024/APL/00311, Permit No. 54724, Dated 14-05-2024.

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 Kamptee, 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 Chhajer.
- 2) Search report for 13 years from 2011 to 2024 taken from Sub-Registrar Office Kamptee.
- 3) Any other relevant title; As per above mentioned title history
- 4) Prima facie no litigation found over the property.

NAGPUR
DATED 16-05-2024



Adv. Yogesh S. Gonnade
(ADVOCATE)

7.5. Gonnade