

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

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

Mob.: 7385182509

To,
MAHARERA,
MUMBAI.

Date 16-07-2024

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 27 OF
MOUZA-SHIVMADKA, SITUATED AT 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 Chhajer and
(2) Shri. Rahul Jagish Bondre** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 27 of
MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Land Revenue
Rs. 25.00 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-Shivmadka in Tahsil-Hingna and
District-NAGPUR and bounded as under –

ON THE EAST	-	BY KHASRA/SURVEY NO. 21,
ON THE WEST	-	BY KHASRA/SURVEY NO. 28,
ON THE NORTH	-	BY KHASRA/SURVEY NO. 26 AND 22,
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	20-02-2024	Sale Deed	Original	1638-2024
2	19-03-2024	7/12 Extract	Original	684



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

4. Search report for 13 years from 2011 to 2024 vides GRN No. MH005298177202425P.

Contd. ...

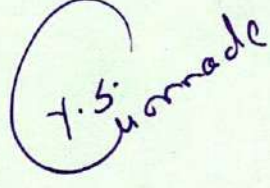
5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagish Bondre**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagish Bondre** of Kh. No. 27.
- 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 Jagish Bondre** on the said land is enclosed herewith as annexure.

DATED 16-07-2024
Nagpur




Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH005298177202425P	BARCODE			Date	16/07/2024-15:34:46		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 HGN_HINGNA 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
					Remarks (If Any)				
					MOUZA SHIVAMADKA KH NO 27 AREA 2.79 HECTORS P H NO 48-A				
					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.	10000502024071605274		1762349566356
Cheque/DD No.					Bank Date	RBI Date	16/07/2024-15:35:05		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 land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Land Revenue Rs. 25.00 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-Shivmadka in Tahsil-Hingna and District-NAGPUR, Originally belonged to 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad, being their ancestral property.

That the family members of said owners namely 1) Mohammad Rafique Noor Mohammad Sheikh, 2) Mohammad Safi Noor Mohammad Sheikh, 3) Mrs. Jaibunabi Mohammad, 4) Mrs. Zubedabi Dildar, 5) Mrs. Khairunnisa Sheikh Ilahi, 6) Mrs. Abedabegam Sheikh Israil, 7) Mrs. Saida Mehboob, 8) Fazal Ahamd Sheikh, 9) Mohammad Faruq Abdul Razaak, 10) Mrs. Banu Gulam Husain, 11) Mrs. Memuda Sikandar Sheikh, 12) Mrs. Khusirda Yusuf Sheikh, 13) Mrs. Zubeda Majid Sheikh, 14) Mrs. Faimeeda Kalam Sheikh, 15) Mrs. Tauhit Mohammad Sheikh and 16) Mohammad Ramzan Noor Mohammad Sheikh had filed a Regular Civil Suit bearing No. 79/2007 before the Civil Judge, Senior Division, Nagpur against the said 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad for Partition and separate possession of said property.

That the aforesaid Parties later on mutually compromised the dispute out of Court and thus said 1) Mohammad Rafique Noor Mohammad Sheikh, 2) Mohammad Safi Noor Mohammad Sheikh, 3) Mrs. Jaibunabi Mohammad, 4) Mrs. Zubedabi Dildar, 5) Mrs. Khairunnisa Sheikh Ilahi, 6) Mrs. Abedabegam Sheikh Israil, 7) Mrs. Saida Mehboob, 8) Fazal Ahamd Sheikh, 9) Mohammad Faruq Abdul Razaak, 10) Mrs. Banu Gulam Husain, 11) Mrs. Memuda Sikandar Sheikh, 12) Mrs. Khusirda Yusuf Sheikh, 13) Mrs. Zubeda Majid Sheikh, 14) Mrs. Faimeeda Kalam Sheikh, 15) Mrs. Tauhit Mohammad Sheikh and 16) Mohammad Ramzan Noor Mohammad Sheikh withdrawn the said Suit against the said 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad. As a result therefore the ownership of aforesaid property is vested with 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad.

That the aforesaid 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Land Revenue Rs. 25.00 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-Shivmadka in Tahsil-Hingna and District-NAGPUR, by way of Sale to 1) Shri. Tilakraj Indrajit Chaddha, 2) Shri. Gulshan Madanlal Chaddha, 3) Shri. Ketan Ramanlal Shah and 4) Shri. Sanjay Anand Jaiswal HUF, by a Sale Deed Dated 05-07-2008, which is duly registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 5326-2008 on 28-08-2008. The said Sale Deed is duly signed by 1) Shri. Dilip Gurdasman Bildani, 2) Shri. Rajkumar Tekchand Fulwandhwa, 3) Shri. Khubchand Radhakisan Ahuja and 4) Shri. Dhanraj



Radhakisan Ahuja in the Capacity of Consenters and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 671, Dated 12-01-2024.

That the aforesaid 1) Shri. Tilakraj Indrajit Chaddha, 2) Shri. Gulshan Madanlal Chaddha, 3) Shri. Ketan Ramanlal Shah and 4) Shri. Sanjay Anand Jaiswal HUF later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 27 of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Land Revenue Rs. 25.00 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-Shivmadka 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 Jagish Bondre**, vide Sale Deed dated 20-02-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 1638-2024 to Joint Sub-Registrar Hingna on even date and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 684, Dated 19-03-2024.

It is observed that the said **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagish Bondre** later on prepared a layout on the said entire land of Survey/Khasra/Gut No. 27, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Layout carved on the said entire land of Survey/Khasra/Gut No. 27, consisting of various residential plots vide Letter bearing Approval No. NMRDA/LT/2024/APL/00347, Permit No. 63212, Dated 15-07-2024.

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 Jagish Bondre**. The concern records of the Sub-registrar Hingna and other relevant document of Grampanchayat shows that **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagish 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 Jagish 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.

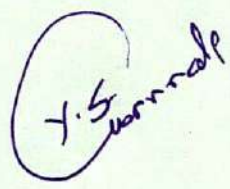


Sr. No.

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

NAGPUR
DATED 16-07-2024




Adv. Yogesh S. Gonnade
(ADVOCATE)