

MAYUR V PATIL
ADVOCATE

“PATIL & ASSOCIATES”

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FORMAT-A

[Circular No :- 28/2021]

To
MAHA RERA,
NAGPUR DIVISION, NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT piece and parcel of non-agricultural land** bearing **KHASRA NO 154, P.H. NO.26, VILLAGE - DAHEGAON, TALUKA- KALMESHWAR, DISTRICT - NAGPUR, (ADMEASURING AREA OF 1,87,200 SQ. METERS)** with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur.

- 1) Description of the Property - KHASRA NO 154, P.H. NO.26, VILLAGE - DAHEGAON, TALUKA- KALMESHWAR, DISTRICT - NAGPUR, PIN - 441501 (ADMEASURING AREA OF 1,87,200 SQ. METERS)**



2) The documents of allotment of plot-

- i. I have investigated the title of the said land on the request of Shri Vijay Kimatrai Ramani, Mrs. Priya Vijay Ramani and Shri Narayan Chandiram Demble and verify the following documents i.e, :-
 - a. Letter of Amalgamation Dated 13/04/2023.
 - b. The documents of allotment of agricultural land bearing Kh No.154, Sale deed dated 31/07/2017 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 1592/2017.
 - c. The documents of allotment of agricultural land bearing Kh No.153, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2197/2018.
 - d. The documents of allotment of agricultural land bearing Kh No.151, Sale deed dated 09/09/2020 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 1074/2020.
 - e. The documents of allotment of agricultural land bearing Kh No.140/1, Sale deed dated 11/01/2007 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 00072/2007.
 - f. The documents of allotment of agricultural land bearing Kh No.136, Sale deed dated 17/01/2007 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 00117/2007.
 - g. The documents of allotment of agricultural land bearing Kh No.135, Sale deed dated 05/10/2000 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 5598/2000.
 - h. The documents of allotment of agricultural land bearing Kh No.134, Sale deed dated 18/05/2007 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 01136/2007.
 - i. The documents of allotment of agricultural land bearing Kh No.157, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2195/2018.
 - j. The documents of allotment of agricultural land bearing Kh No.143, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2196/2018.



- k. The documents of allotment of agricultural land bearing Kh No.142/1, & 142/2 Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2191/2018.
- l. The documents of allotment of agricultural land bearing Kh No.141/1/A, 141/1/B & 141/2, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2194/2018.
- m. The documents of allotment of agricultural land bearing Kh No.156, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2193/2018.
- n. The documents of allotment of agricultural land bearing Kh No.140/2, Sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2192/2018.
- o. The documents of allotment of agricultural land bearing Kh No.152/1, & 152/2, Sale deed dated 16/04/2001 duly registered in the office of the Sub-Registrar, Kalmeshwar, in book no. A-1, bearing serial/registration No. 4162/2001.
- ii. During the investigation I found that, the all the above mentioned khasras were converted into non-agriculture for residential purpose by the office of Tahsildar, Kalmeshwar Nagpur, vide order dated 26/12/2022 in revenue case therefore the department has closed the 7/12. However, I inspected the certified copy of 7/12 extract provided by the owners.
- iii. search report for almost 30 years from 1994 till 2024.

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 (following owners of the land) are clear, marketable and without any encumbrances.

OWNERS OF THE LAND

A. SHRI VIJAY KIMATRAI RAMANI- KHASRA NO 154, P.H. NO.26

B. MRS. PRIYA VIJAY RAMANI - KHASRA NO 154, P.H. NO.26

C. SHRI NARAYAN CHANDIRAM DEMBLE - KHASRA NO 154, P.H. NO.26



iv. Qualifying comments/remarks if any -

All of the abovementioned individuals have decided to develop land by carving out various a residential plots scheme and further to transfer the plots of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.

Date : 30/07/2024




Mayur V. Patil
(Advocate)

MAYUR V PATIL
ADVOCATE

“PATIL & ASSOCIATES”

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ANNEXURE A

For Amalgamated Khasra No.154

1. 7/12 extract as on date of application for registration- Available
2. Mutation Entry No.- 1339, 1343
 - A. As per the 7/12 Extract, of Survey/Khasra No. 134 reveals that vide Mutation/Ferfar Entry No.633 and the name of Mrs.Priya Vijay Ramani is recorded as owner of the said land.
 - B. As per the 7/12 Extract, of Survey/Khasra No. 135 reveals that vide Mutation/Ferfar Entry No.741 and the name of Vijay Kimmatrai Ramani is recorded as owner of the said land.
 - C. As per the 7/12 Extract, of Survey/Khasra No. 136 reveals that vide Mutation/Ferfar Entry No.621 and the name of Mrs.Priya Vijay Ramani is recorded as owner of the said land.
 - D. As per the 7/12 Extract, of Survey/Khasra No. 140/1 reveals that vide Mutation/Ferfar Entry No.620, the name of Mrs. Priya Vijay Ramani is recorded as owner of the said land.
 - E. As per the 7/12 Extract, of Survey/Khasra No.140/2 reveals that vide Mutation/Ferfar Entry No.1126 dated 02/02/2019, and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
 - F. As per the 7/12 Extract, of Survey/Khasra No.141/1/A,141/1/B and 142/1 reveals that vide Mutation/Ferfar Entry No.1339 & 1122 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.



- G. As per the 7/12 Extract, of Survey/Khasra No. 141/2 & 142/2 reveals that vide Mutation/Ferfar Entry No.1339 & 1121 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- H. As per the 7/12 Extract, of Survey/Khasra No. 143 reveals that vide Mutation/Ferfar Entry No.1125 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- I. As per the 7/12 Extract, of Survey/Khasra No. 151(Part) reveals that vide Mutation/Ferfar Entry No.1340 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- J. As per the 7/12 Extract, of Survey/Khasra No.152/2 reveals that vide Mutation/Ferfar Entry No. 440 and the names of Shri Vijay Kimatrai Ramani are recorded as owner of the said land.
- K. As per the 7/12 Extract, of Survey/Khasra No. 153 reveals that vide Mutation/Ferfar Entry No.1339 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- L. As per the 7/12 Extract, of Survey/Khasra No. 154 reveals that vide Mutation/Ferfar Entry No.1063 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- M. As per the 7/12 Extract, of Survey/Khasra No.156 reveals that vide Mutation/Ferfar Entry No.1124 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.
- N. As per the 7/12 Extract, of Survey/Khasra No. 157 reveals that vide Mutation/Ferfar Entry No.1123 and the names of Shri Narayan Chandiram Demble & Shri Vijay Kimatrai Ramani are recorded as joint owners of the said land.

3. Search report for 30 years from 1995 to 2024



Previously known Khasra No. 134, 135, 136, 140/1, 140/2, 141/1/A, 141/1/B, 141/2, 142/1, 142/2, 143, 151(Part), 152/2, 153, 154, 156, 157, were amalgamated and the Amalgamated Khasara is Now Known as KHASRA NO 154, P.H. NO.26. The Letter of Amalgamation dated 13/04/2023 is available and 7/12 was updated accordingly, Via Mutation Entry No. 1339 and 1343.

Since the Khasara No 154 is the amalgamation of 10 Khasara, the Search report consists the Separate Search report entries of the previous 10 Khasara. They are individually categorised as follows –

For Kh. No.134

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 134 admeasuring about 1.54 Hectares**, Land Revenue Rs. 6.70 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur.
- b. The land comprising of Kh Survey No.134, In all admeasuring about 1.54 Hectares was owned by Shri Yashwant Raghobaji Game which was purchased by Mrs. Priya Vijay Ramani by way of sale deed, registered in the office of sub registrar kalmeshwar on 18/05/2007 bearing registration no.01136 on even date.

For Kh. No.135

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 135 admeasuring about 1.26 Hectares**, Land Revenue Rs. 5.15 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur.



- b. The land comprising of Kh Survey No.135, In all admeasuring about 1.35 Hectares was owned by Shri Yashwant Raghobaji Game which was purchased by Shri Vijay Ramani by way of sale deed, registered in the office of sub registrar kalmeshwar on 05/10/2000 Serial No. 5667, Book No.1, Volume No. 2754, Page No. 128 to 136, Registration No.5518. on even date.

For Kh. No.136

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 136 admeasuring about 1.44 Hectares**, Land Revenue Rs. 6.60 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur.
- b. the land comprising of Kh Survey No.136, In all admeasuring about 1.44 Hectares was owned by Sheikh Ismail Haji Sheikh Kadar and Shri Ghanshyam Ramdas Salve and purchased by Mrs. Priya Vijay Ramani by way of sale deed, registered in the office of sub registrar kalmeshwar at Serial No.00117 on 17/01/2007.

For Kh. No.140/1

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 140/1 admeasuring about 1.88 Hectares**, Land Revenue Rs. 7.85 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur.
- b. The land comprising of Kh. Survey No.140/1, In all admeasuring about 1.88 Hectares was originally owned by Shri Suresh Janbaji Pund & Shri Anil Janbaji Pund which was purchased from him by Mrs. Priya Vijay Ramani by way of sale deed, registered in the office of sub registrar kalmeshwar at Serial No.00072 on 11/01/2007.

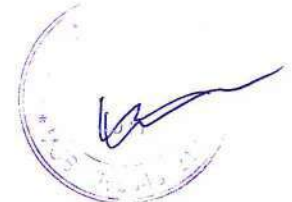


For Kh. No.140/2

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 140/2 admeasuring about 0.80 Hectares**, Land Revenue Rs. 11.25 per year, situated at **Mouza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2192/2018 on even date.
- b. the land comprising of Kh Survey No.140/2, In all admeasuring about 0.80 Hectares was owned by Shri Namdeo Ramaji Pund and others which was purchased by Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed on 10/01/2012 registered in the office of sub registrar kalmeshwar bearing registration no.63 on even date. (purchased alongwith 141/1/A)

For Kh. No.141/1/A, 141/1/B,141/2

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 141/1/A admeasuring about 0.43 Hectares**, Land Revenue Rs. 3.15 per year, and **Kh. No. 141/1/B, admeasuring about 1.25 Hectares**, Land Revenue Rs. 9.15 per, **Kh. No. 141/2 admeasuring about 0.32 Hectares**, Land Revenue Rs. 2.35 per year all admeasuring 2.00 Hectares situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Shri Om



Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2194/2018 on even date.

- b. The land comprising of Kh Survey No.141/1/A, In all admeasuring about 0.43 Hectares was owned by Shri Namdeo Ramaji Pund and others which was purchased by Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed on 10/01/2012 registered in the office of sub registrar kalmeshwar bearing registration no.63 on even date. (purchased alongwith 140/2) And the land comprising of Kh Survey No.142/2, In all admeasuring about 0.84 Hectares was originally owned by Shri Sampat Homaji Pund which was purchased by Miss Ayushi Maheshkumar Bhartiya by way of sale deed on 10/03/2006 registered in the office of sub registrar kalmeshwar bearing registration no.889 on even date. Which was lateron purchased by Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani from Miss Ayushi Maheshkumar Bhartiya by way of sale deed registered on 13/06/2012 bearing registration no.1204.

For Kh. No.142/1 & 142/2

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 142/1 admeasuring about 1.04 Hectares**, Land Revenue Rs. 4.35 per year, and **Kh. No. 142/2 admeasuring about 0.84 Hectares**, Land Revenue Rs. 3.50 per year situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2191/2018 on even date.



- b. The land comprising of Kh Survey No.142/1, In all admeasuring about 1.04 Hectares was owned by Shri Sampat Homaji Pund which was purchased by Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed on 21/06/2012 registered in the office of sub registrar kalmeshwar bearing registration no.1248 on even date. And the land comprising of Kh Survey No.142/2, In all admeasuring about 0.84 Hectares was originally owned by Shri Sampat Homaji Pund which was purchased by Miss Ayushi Maheshkumar Bhartiya by way of sale deed on 10/03/2006 registered in the office of sub registrar kalmeshwar bearing registration no.889 on even date. Which was later on purchased by Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani from Miss Ayushi Maheshkumar Bhartiya by way of sale deed registered on 13/06/2012 bearing registration no.1204.

For Kh. No.143

The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 143 admeasuring about 1.16 Hectares**, Land Revenue Rs. 6.30 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2196/2018 on even date.

For Kh. No.151 (Part)

The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 151 admeasuring about 0.81 Hectares**, Land Revenue Rs. 5.45 per year, situated at **Mauza:**



DAHEGAON, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Uttamrao Jholba Raut and others by way of sale deed dated 09/09/2020 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 1074/2020 on even date.

For Kh. No.152/2

The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 152/1 admeasuring about 0.40 Hectares**, Land Revenue Rs. 1.85, per year, and **Kh. No. 152/2, admeasuring about 2.00 Hectares**, Land Revenue Rs. 9.00 per year, year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Pundlik Govindrao Shedame by Vijay Kimatrai Ramani by way of sale deed dated 16/04/2001 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 4162/2001 on even date.

For Kh. No.153

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 153 admeasuring about 1.21 Hectares**, Land Revenue Rs. 4.08 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2197/2018 on even date.



- b. Originally the said land comprising of Kh Survey No. 153, In all admeasuring about 1.21 Hectares was owned by Shri Changdeo Santoshrao Sonwane by way of sale deed which is registered with sub registrar kalmeshwar at Book No.1 at Serial No.1220 on 28/05/2007.

For Kh. No.154

- a) The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land** bearing **Kh. No. 154** admeasuring about **0.99 Hectares**, (As per 7/12 extract 0.79 Hectares) Land Revenue Rs. 2.70 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at **Tahsil: Kalmeshwar, District: Nagpur**. having being purchased from Shri Ashok Devraoji Dorlikar by way of sale deed dated 31/07/2017 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 1592/2017 on even date.
- b) Originally the said land comprising of Kh Survey No. 36/4 In all admeasuring about 2.15 Hectares was owned by Jholba Gadi Raut and on his death the said land came to be Inherited by his widow Sakwar Jholba Raut, daughters Ahilya, Subadhara, Vatsala and sons Shri Umrao Jholbar Raut and Shri Dashrath Jholba Raut.
- c) That, the legal heirs of the said property lateron relinquished all their rights and interest in the said property in favour of their brothers Shri Umrao Jholbar Raut and Shri Dashrath Jholba Raut.
- d) That, Shri Umrao Jholbar Raut and Shri Dashrath Jholba Raut sold portion of land to Shri Chamdev Santoshrao Sonanvne and they remained the owners of land admeasuring about 0.99 Hectors.
- e) That, under the re-survey and re-measurement of the lands carried out by the Govt. under the Consolidation and Fragmentation, the sald old Field Survey Number 36/4 has been given/changed as New Survey No. 154.
- f) That, lateron the sold land of Kh No. 154 had Kul as Shri Haran Kanu which was vacated by the order of Tahsildar as per its Order In Revenue Case No. 7/RCS-

64/2005-06 dt. 21.11.2005 and the said fact was noted by Patwari as per Ferfar No. 570 dt. 24.02.2006.

- g) That, the owners applied before the Sub Divisional Officer Saoner u/s 29 of the Maharashtra Land Revenue Code, 1966 to Include themselves in Occupant Class-1 category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer Included the owners as Occupant Class-I with Bhumiswami rights in respect of said land and the Sub Divisional Officer Nagpur In Rev. Case No. 254/LND-18/2005-06 by order dt. 14.02.2006 included the owners as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities I.e. Patwari has taken the change of the same as per Ferfar No. 571 dt. 24.02.2006.
- h) That, Shri Umrao Jholbar Raut and Shri Dashrath Jholba Raut sold the said property by way of Sale Deed on dt. 10.05.1995 registered with Sub Registrar Kalmeshwar at Book No. 1 at Volume No. 108 at pages 268 to 271 dt. Sr. No. 69 to Shri Ashok Deoraaji Dorlikar and his name was mutated In Revenue Records of Patwari vide Ferfar 572 dt. 24.02.2006.

For Kh. No.156

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 156 admeasuring about 1.00 Hectares**, Land Revenue Rs.4.25 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2193/2018 on even date.
- b. The land comprising of Kh Survey No.156, In all admeasuring about 1.00 Hectares was originally owned by Shr Ishwar Natthuji Nikose and others which was purchased by Shri Om Tradecom Company Private Limited through its directors Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale

deed on 20/04/2012 registered in the office of sub registrar, kalmeshwar bearing registration no.742 on even date.

For Kh. No.157

- a. The present owner/vendors own and possess the property comprising **ALL THAT piece and parcel of land bearing Kh. No. 157 admeasuring about 0.95 Hectares**, Land Revenue Rs. 4.60 per year, situated at **Mauza: DAHEGAON**, P.H No. 26 with Occupant Class -I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Tahsil: Kalmeshwar, District: Nagpur. having being purchased from Shri Shri Om Tradecom Company Private Limited through its director Smt geeta Narayan Demble & Smt Priya Vijay Ramani by way of sale deed dated 19/11/2018 duly registered in the office of the Sub-Registrar, Kalmeshwar, bearing serial/registration No. 2195/2018 on even date.
4. Any Other Relevant Title- NO
5. Litigations if any- NO

LEGAL OPINION

- a. I have gone through the true copies documents produced before me.
- b. I have taken the online search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Kalmeshwar, Tq. Kalmeshwar and Dist Nagpur. The relevant documents which I have examined are photocopies. Therefore, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner, it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created or any

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "2015" and "43121" around the perimeter.

facts/documents suppressed. However, I have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That facts and events material to search made by me and the documents placed before me for the entire property, the same is now owned by **A. Shri Vijay Kimatrai Ramani, B. Mrs. Priya Vijay Ramani, C. Shri Narayan Chandiram Demble.**

- c. While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under Registration Act, 1908 is incomplete. On the basis of searches made by me the copies of documents placed before me.
- d. On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owners are the only owners of the said property and has rights to float any scheme and to sell various plots to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.
- e. There is no registration of any encumbrance over the above said property in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- f. The flow of title ownership mentioned herein is taken on documents produced before me, in any case, if any missing entries, error or omission is discovered, then it shall be rectified upon the presentation of original documents only. Lawyer cannot be held responsible for any facts or material information that has been intentionally or unintentionally suppressed or concealed in documents produced.
- g. The prospective buyer/s of the plots will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.
- h. The said owners, **A. Shri Vijay Kimatrai Ramani, B. Mrs. Priya Vijay Ramani, C. Shri Narayan Chandiram Demble**, are the lawfully authorized and



empowered to float the scheme and further to sale plots etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and permissions and compliance of necessary legal formalities as may be required as per law.

Hence, this report.

NAGPUR.

Date: 30/07/2024




MAYUR V PATIL
(ADVOCATE)

