

TEJAS S. KENE

Advocate

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To,
MahaRERA

Sub : Title clearance certificate with respect to land bearing Survey No. 806 Taluka and District Katol. I have investigated the title of the said plot on the request of Municipal Council Katol through its Chief Officer and following documents :

1) The Property is surrounded by

EAST	:-	18 mtr. road
WEST	:-	Survey No. 805 (Residential Layout owned by Mr. Chandak
SOUTH	:-	18 mtr road
NORTH	:-	Survey No. 804 (Residential Layout owned by Mr. Thakur)

2) That the said land was allotted to the Municipal Council Katol by the order of Collector Nagpur dated 30/10/2017, the said land was originally vested with Laghu Pathbandhare Vibhag. The true copy of the said order of allotment of land bearing survey No. 806 from Laghu Pathbandhare Vibhag to Municipal Council Katol is annexed with this report.

3) The 7/12 extract of said survey No. 806 shows the name of Municipal Council Katol over area admeasuring 0.99 H.R. and an area of 0.11 H.R. has been shown in the name of Govt. of Maharashtra which is used for construction of road, both the entries are evident from the 7/12 extract provided by the Gram Adhikari. The true copy of the said 7/12 extract is annexed herewith the said search report.

4) That the search of the land bearing survey No. 806 Mouza Katol is been carried out from the year 1992 to 2022 i.e. for a period of 30 years.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Survey No. 806 owned by Municipal Council Katol (0.99 H.R.) is clear marketable and without any encumbrances.

Owners of the land :- 1) Municipal Council Katol Survey No. 806 (0.99 H.R.)

2) Govt. of Maharashtra Survey No. 806 (0.11 H.R.)

5) That the said land bearing survey No. 806 is originally admeasuring 1.10 H.R. That out of the said land an area of 0.11 H.R. was acquired for construction of road by special land acquisition officer Nagpur. That thereafter land admeasuring 0.99 H.R. was owned by the Govt. That by order dated 30/10/2017 passed by the Collector Nagpur. The said land was transferred to Municipal Council Katol on certain terms and conditions.

Encl.

1) Annexure 1 :- Order dated 30/10/2017 passed by Collector Nagpur.

2) Annexure 2 :- Copy of 7/12 extract of Survey No. 806

3) Copy of challan issued while taking search of Survey No. 806.

Date: 29/12/2022



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FORMAT - A

(Circular No.28/2021)

FLOW OF THE TITLE OF SAID LAND

- 1) 7/12 extract of survey No. 806 mouza Katol as on date.
- 2) Mutation entry No. 21654 as per 7/12 extract.
- 3) Search report for 30 years from 1992 to 2022.
- 4) Any other relevant title (none).
- 5) Litigations if any (none).

Date :- 29/12/2022


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