

To,  
MahaRERA,  
Administrative Building,  
Civil Lines, Nagpur.

**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to **Khasra No. 19-B admeasuring 1.15 H.R. Mouza Devapur, P.H. No.77, Class-I Rights, Tah. Hingna, District Nagpur** (hereinafter referred as the said property”).

I have investigated the title of the said plot on the request of Mr. Ritesh K. Saxena (Owner) and following documents i.e. :-

1. Description of the property.

a. Khasra No. 19-B admeasuring 1.15 H.R., Mouza Devapur, P.H. No.77, Class-I Rights, Tah. Hingna, District Nagpur.

|       |   |                               |
|-------|---|-------------------------------|
| North | : | Road                          |
| South | : | Nahar as per Map & Kh.No.14-B |
| East  | : | Kh.No.19-A                    |
| West  | : | Kh.No.18                      |

- The documents of allotment of plot.- draft Sale Deed is submitted.
- 7 /12 extract or property card issued by Talathi, Tah. Umrer Dist. Nagpur dated 24/5/2022, mutation entry No.1112.
- Search report for 30 years from -Jan-1993 till -Nov-2022. The Search Fee Receipt GRN No.MH01060772620223E, Dated 15/11/2022 for Rs.750/-.

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 Shri. Ritesh Kailashprasad Saxena is clear, marketable and without any encumbrances.

Owners of the land – as mention above.

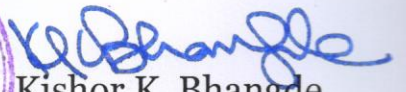
CTS/C.S. No.

(4) Qualifying comments/remarks if any ..... N.A.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.



  
Kishor K. Bhangde  
Advocate.

That originally the said property was recorded in the name of Shri. Diwakar Wasudeo Dhande. That the said Shri. Diwakar Wasudeo Dhande transferred the said land in favour of Shri. Vitthal Bhaurao Pund by way of Sale Deed, which is duly registered in the Office of Jt. Sub-Registrar, Nagpur-1, at Sr.No.336/1987 on 5/2/1987.

That the said Shri. Vitthal Bhaurao Pund has transferred the said land vide Kh.No.19-B, admeasuring 1.15 H.R. in favour of Shri. Ritesh Kailashprasad Saxena by way of Sale deed, which is duly registered in the office of Jt. Sub-Registrar, Hingna, Dist. Nagpur at Sr.No. 285/2022 on 20/1/2022.

Thus Shri. Ritesh Kailashprasad Saxena has become absolute owner of the said property. His name is duly recorded in the 7/12 extract.

That the said owner Shri. Ritesh Kailashprasad Saxena have submitted residential layout plan in respect of the said land bearing Kh.No. 19-B admeasuring 1.15 H.R., Mouza Devapur, and accordingly the Assistant Director of Town Planning, Nagpur has sanctioned the said layout plan dated 3/10/2022 consisting of total 27 plots.

That the said Kh.No. 19-B, admeasuring 1.15 H.R., Mouza Devapur converted from agriculture to non agriculture use as per N.A. order passed in Revenue Case No.48/NAP-34/Mouza Devapur/Hingna/20-23 (कार्यविवरण क्र.1509/2022) on 3/10/2022 under section 42-A of Maharashtra Land Revenue Code, 1966 by Collector, Nagpur.

That, during the course of my inspection, I did not come across above the entry as to any encumbrances and charges whatsoever over the said property.



That, naturally therefore, prospective purchaser of the said property/plot shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed in his favour in respect of said property.

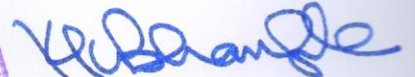
7/12 extract / P.R. Card as on date of application for registration.

- 1) Mutation Entry No. 1112.
- 2) Search report for 30 years from 1993 to 2022 Taken from Sub-Registrar office at Umrer, Dist. Nagpur.
- 3) Any other relevant title. – Not applicable
- 4) Litigations if any – there is no litigations in respect of the said property.

Encl : Search Fee Receipt of Rs.750/-.

Date : 19/11/2022



  
Kishor K. Bhangde  
Advocate.



CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
|----------------------------------------------|--------------------|---------|--|---------------|---------------------------|---------------------------------|--------------------------|---------------------------------|----------------------|---|-----------------------|---|---|---|---|
| GRN                                          | MH010607726202223E | BARCODE |  |               | Date                      | 15/11/2022-13:53:46             |                          | Form ID                         |                      |   |                       |   |   |   |   |
| Department Inspector General Of Registration |                    |         |  |               | Payer Details             |                                 |                          |                                 |                      |   |                       |   |   |   |   |
| Search Fee                                   |                    |         |  |               | TAX ID / TAN (If Any)     |                                 |                          |                                 |                      |   |                       |   |   |   |   |
| Type of Payment Search Fee                   |                    |         |  |               | PAN No.(If Applicable)    |                                 |                          |                                 |                      |   |                       |   |   |   |   |
| Office Name HGN_HINGNA SUB REGISTRAR         |                    |         |  |               | Full Name                 |                                 | ADV KISHOR K BHANGDE     |                                 |                      |   |                       |   |   |   |   |
| Location NAGPUR                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
| Year 2022-2023 From 01/01/1993 To 15/11/2022 |                    |         |  |               | Flat/Block No.            |                                 | NAGPUR                   |                                 |                      |   |                       |   |   |   |   |
| Account Head Details                         |                    |         |  | Amount In Rs. |                           | Premises/Building               |                          |                                 |                      |   |                       |   |   |   |   |
| 0030072201 SEARCH FEE                        |                    |         |  | 750.00        |                           | Road/Street                     |                          | NAGPUR                          |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           | Area/Locality                   |                          | NAGPUR                          |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           | Town/City/District              |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           | PIN                             |                          |                                 |                      | 4 | 4                     | 0 | 0 | 1 | 0 |
|                                              |                    |         |  |               |                           | Remarks (If Any)                |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           | MOUZA- DEVAPUR KH. NO. 19/B 14B |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           |                                 |                          |                                 |                      |   |                       |   |   |   |   |
|                                              |                    |         |  |               |                           | Amount In                       |                          | Seven Hundred Fifty Rupees Only |                      |   |                       |   |   |   |   |
| Total                                        |                    |         |  | 750.00        |                           | Words                           |                          |                                 |                      |   |                       |   |   |   |   |
| Payment Details STATE BANK OF INDIA          |                    |         |  |               | FOR USE IN RECEIVING BANK |                                 |                          |                                 |                      |   |                       |   |   |   |   |
| Cheque-DD Details                            |                    |         |  |               | Bank CIN                  |                                 | Ref. No.                 |                                 | 00040572022111520869 |   | CKV3967901            |   |   |   |   |
| Cheque/DD No.                                |                    |         |  |               | Bank Date                 |                                 | RBI Date                 |                                 | 15/11/2022-13:24:55  |   | Not Verified with RBI |   |   |   |   |
| Name of Bank                                 |                    |         |  |               | Bank-Branch               |                                 | STATE BANK OF INDIA      |                                 |                      |   |                       |   |   |   |   |
| Name of Branch                               |                    |         |  |               | Scroll No. , Date         |                                 | Not Verified with Scroll |                                 |                      |   |                       |   |   |   |   |

Department ID :

Mobile No. :

9373106049

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.