Hemant A.Tambat
ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

FORMAT-A

(Circular No. 28/2021)

To,
MahaRERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of ALL THAT Piece and Parcel of land admeasuring 1073.11 Sq. Mtrs. of land identified as amalgamated Plot Nos. 22, 23, 24, 25, 26 & 27 having Bhumapan No. & Upavibhag 10/11/22/To/27 (Plot No. 22 admeasuring 157.50 Sq. Mtrs.; Plot No. 23 admeasuring 157.50 Sq. Mtrs.; Plot No. 24 admeasuring 221.48 Sq. Mtrs.; Plot No. 25 admeasuring 221.78 Sq. Mtrs.; Plot No. 26 admeasuring 157.50 Sq. Mtrs. and Plot No. 27 admeasuring 157.50 Sq. Mtrs.), out of the sanctioned layout of "Taywade Nagari-II" at the land comprising Khasra Nos. 10 and 11 of Mouza-Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District NAGPUR (hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of **SHRI RAKESH BALBIRSINGH CHAWLA,** R/o. Plot No. 173, Swami Vivekanand Nagar, Wardha Road, Nagpur, Maharashtra-440015, and following documents i.e. :-

1) **Description of the property:-** ALL THAT Piece and Parcel of land admeasuring 1073.11 Sq. Mtrs. of land identified as amalgamated Plot Nos. 22, 23, 24, 25, 26 & 27 having Bhumapan No. & Upavibhag 10/11/22/To/27 (Plot No. 22 admeasuring 157.50 Sq. Mtrs.; Plot No. 23 admeasuring 157.50 Sq. Mtrs.; Plot No. 24 admeasuring 221.48 Sq. Mtrs.; Plot No. 25 admeasuring 221.78 Sq. Mtrs.; Plot No. 26 admeasuring 157.50 Sq. Mtrs. and Plot No. 27 admeasuring 157.50 Sq. Mtrs.), out of the sanctioned layout of "Taywade Nagari-II" at the land comprising Khasra Nos. 10 and 11 of Mouza-Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District NAGPUR.

2) **The documents of allotment / ownership of Plot :-**

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat
ADVOCATE
Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur
Mob. No. 9881717947, 9822572947
E-mail : htambat.adv@gmail.com

(a) Sale Deed dated 07.05.2009, duly registered in the Office of the Joint Sub-Registrar, Class-2, Nagpur Rural No. 7, at Serial No. 3290/2009, in Book No. 1.

3) Revenue Record i.e. 7/12 extract in respect of Bhumapan No. & Upavibhag 10/11/22/To/27 of Mouza-Beltarodi, Taluka Nagpur (Rural), District-Nagpur in the name of **SHRI RAKESH BALBIRSINGH CHAWLA**.

4) **Search report for 30 years from** 1994 **till** 24.05.2023.

2/- 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 **SHRI RAKESH BALBIRSINGH CHAWLA is clear, marketable and without any encumbrance**.

Owner of land : **SHRI RAKESH BALBIRSINGH CHAWLA,**

Bhumapan No. & Upavibhag 11/11/22/To/27 of Mouza-Beltarodi, Taluka Nagpur (Rural), District-Nagpur

(1) Qualifying comments / remarks if any : _____

3/- The report reflecting the flow of title of **SHRI RAKESH BALBIRSINGH CHAWLA** is enclosed herewith as annexure.

Encl: Annexures:

1) Annexure-1:- Flow of Title of the Land
2) Annexure-2:- Challan towards payment of Search Fees.

Date: 24.05.2023
Place: Nagpur

(Hemant Anil Tambat)
ADVOCATE

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat
ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947, 9822572947
E-mail : htambat.adv@gmail.com

FORMAT-A
(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

(1) That Shri Baban Bhaurao Taywade, Mrs. Sharayu Baban Taywade, Shri Shaunak Baban Taywade, Shri Kiranchandra Rajhansa Nerkar, Mrs. Nilima Kiranchandra Nerkar, Shri Sachin Janardhan Dhote, Shri Eknath Hemraj Gedam, Shri Vinod Yadavrao Wagele, Shri Sanjay Rajaram Choudhari, Shri Ashok Tukaram Fuke, Shri Ramrao Shravan Taywade, Shri Vishnu Ramrao Taywade, Shri Pramod Ramrao Taywade and Mrs. Karuna Suresh Bidwan were the joint, absolute and recorded owners of the agricultural lands admeasuring 1.55 Hectors and 1.54 Hectors, identified as Khasra Nos. 10 and 11 respectively, at Mouza-Beltarodi, Patwari Halka No. 38, situated at Village-Besa, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District Nagpur, being their joint and separate property.

(2) That, The Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17.02.1976, and the aforesaid Shri Baban Bhaurao Taywade and others having held and owned the properties within the limits of the Nagpur Urban/Rural Agglomeration and they had filed their Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur which was registered as ULC Case No. 172/2005 and on completion of his enquiry in respect of the aforesaid case, the Competent Authority, U.L.C., Nagpur vide his Order Dated 14.07.2005 under section 8(4) of the said Act declared that 15000 Sq. Mtrs. of land out of Khasra Nos. 10 and 11, at Mouza-Beltarodi, Patwari Halka No. 38, situated at Village-Besa, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District Nagpur as Retainable Land and the remaining land of 15900 Sq. Mtrs. was declared as a Surplus Vacant land within the meaning of the said Act.

(3) That, the aforesaid Shri Baban Bhaurao Taywade and others lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 15900 Sq. Mtrs. Under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15.01.1992 andconsidering their application, the Additional Collector and

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat
ADVOCATE
Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

Competent Authority, U.L.C., Nagpur vide his Order Dated 05.05.2007 passed in Case No. ATP/ULC/TD(532)/Beltarodi/2005/1033 exempted 15900 Sq. Mtrs. of the aforesaid Surplus Land out of out of Khasra Nos. 10 and 11, at Mouza-Beltarodi, Patwari Halka No. 38, situated at Village-Besa, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District Nagpur from the provisions of the said Act Under Talegaon Dabhade Scheme subject upon certain terms and conditions contained therein.

(4) That in the meanwhile said entire land comprising Khasra Nos. 10 and 11, at Mouza-Beltarodi, Patwari Halka No. 38, situated at Village-Besa, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District Nagpur came to be permitted for non-agricultural purpose by the Collector, Nagpur by passing an Order dated 05.10.2005 in Revenue Case No. 94/NAP-34/2005-2006 and a layout carved therein by demarcating it into various plots of different sizes came to be sanctioned by the Assistant Director, Town Planning, Nagpur vide his Order dated 13.02.2006, passed in Case No. NA/Mouza-Beltarodi/S.No.10/ADTP/687.

(5) That in the meanwhile the aforesaid Shri Baban Bhaurao Taywade and others had entered into an Agreement of Development and Sale dated 19.10.2006 with M/s. Shri Vitthal Builders And Developers in respect of the said entire land comprising Khasra Nos. 10 and 11, at Mouza-Beltarodi, Patwari Halka No. 38, situated at Village-Besa, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District Nagpur and in pursuance with the same aforesaid Shri Baban Bhaurao Taywade and others executed a Power of Attorney in favour of the partner thereof Shri Madhav Wamanrao Deshpande and thereby appointed, authorized and empowered him to do the needful in respect of said entire land.

(6) That lateron said the aforesaid Shri Baban Bhaurao Taywade and others acting through their Power of Attorney Holder Shri Madhav Wamanrao Deshpande and M/s. Shri Vitthal Builders And Developers, acting through its Partner Shri Madhav Wamanrao Deshpande sold the Plot Nos. 22 to 27 out of the said sanctioned layout carved in the land comprising Khasra Nos. 10 and 11 of Mouza-Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District NAGPUR to Shri Rakesh Balbirsingh Chawla by executing a Sale Deed dated 07.05.2009 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-7, at Serial No. 3290,

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947, 9822572947
E-mail : htambat.adv@gmail.com

in Book No. 1, whereby Shri Rakesh Balbirsingh Chawla became sole and absolute owner thereof with heritable and transferable rights therein and his name is duly mutated in all relevant records.

(7) That Nagpur Metropolitan Region Development Authority, an authority appointed by the Government of Maharashtra vide Gazette Notification dated 04.03.2017 by virtue of the regulations framed under section 152, 159 & 159-A of the Maharashtra Regional Town Planning Act, 1966 and being the "Special Planning Authority" the Nagpur Metropolitan Region Development Authority has control over the area in the matter of development of layout of said land including the Plot Nos. 22 to 27 out of the said sanctioned layout carved in the land comprising Khasra Nos. 10 and 11 of Mouza-Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District NAGPUR.

(8) That the aforesaid owner i.e. Shri Rakesh Balbirsingh Chawla, vide his application dated 14.07.2021 bearing No. 202107148, applied for regularization / Release of the said Plot No. 22 admeasuring 157.50 sq. Mtrs., application bearing No. 202107146, applied for regularization / Release of the said Plot No. 23 admeasuring 157.50 sq. Mtrs., application bearing No. 202107145, applied for regularization / Release of the said Plot No. 24 admeasuring 221.25 sq. Mtrs., application bearing No. 202107144, applied for regularization / Release of the said Plot No. 25 admeasuring 221.78 sq. Mtrs., application bearing No. 202107143, applied for regularization / Release of the said Plot No. 26 admeasuring 157.50 sq. Mtrs. and application bearing No. 202107147, applied for regularization / Release of the said Plot No. 27 admeasuring 157.50 sq. Mtrs.

(9) That considering the applications and the documents submitted by the said owner Shri Rakesh Balbirsingh Chawla, the Assistant Engineer, Nagpur Metropolitan Development Authority, Nagpur issued demands towards regularization / release charges of the said plot Nos. 22 to 27 and on receipt of the amount as per the demands, said authority i.e. the Assistant Engineer, Nagpur Metropolitan Development Authority, Nagpur released the said Plot No. 22, admeasuring 157.50 Sq. Mtrs. by issuing a Release Letter No. AE/DPC/RL/840, dated 17.03.2022, having Tracking No. 20210818100, similarly Plot No. 23, admeasuring 157.50 Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/837, dated 17.03.2022, having Tracking No. 20210818101, similarly Plot No. 23, admeasuring 157.50

HEMANT A TAMBAT ADVOCATE

Hemant A.Tambat
ADVOCATE
Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947, 9822572947
E-mail : htambat.adv@gmail.com

Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/837, dated 17.03.2022, having Tracking No. 20210818101, similarly Plot No. 24, admeasuring 221.48 Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/835, dated 17.03.2022, having Tracking No. 20210818105, similarly Plot No. 25, admeasuring 221.78 Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/839, dated 17.03.2022, having Tracking No. 20210818106, similarly Plot No. 26, admeasuring 157.50 Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/838, dated 17.03.2022, having Tracking No. 20210818107 and similarly Plot No. 27, admeasuring 157.50 Sq. Mtrs. came to be release by the said authority by issuing a Release Letter No. AE/DPC/RL/836, dated 17.03.2022, having Tracking No. 20210818104.

(10) That lateron said owner i.e. Shri Rakesh Balbirsingh Chawla, vide his application No. MRG-M-2, dated 20.04.2022 applied to the Assistant Engineer-I, Nagpur Metropolitan Development Authority for amalgamation of the said plot Nos. 22, 23, 24, 25, 26 and 27 and considering his application and on receipt of the necessary charges as per the demand, said authority issued a Amalgamation Letter bearing No. AE/DPC/RL/959, dated 22.07.2022, having Tracking No. 1011042009.

(11) That lateron said owner i.e. Shri Rakesh Balbirsingh Chawla prepared the plans of the building constructed on the said amalgamated Plot Nos. 22 to 27, totally admeasuring 1073.11 and the same is duly approved and sanctioned by the Nagpur Metropolitan Region Development Authority vide Permit No. B.E. (NMRDA) / South / Nagpur (Rural) / No. 00055 / 20220628138 / 2951, dated 21.04.2023.

(12) That lateron said owner i.e. Shri Rakesh Balbirsingh Chawla submitted entire project named and styled as **"Krishna Heights"** standing on the Piece and Parcel of land admeasuring 1073.11 Sq. Mtrs. of land identified as amalgamated Plot Nos. 22, 23, 24, 25, 26 & 27 (Plot No. 22 admeasuring 157.50 Sq. Mtrs.; Plot No. 23 admeasuring 157.50 Sq. Mtrs.; Plot No. 24 admeasuring 221.48 Sq. Mtrs.; Plot No. 25 admeasuring 221.78 Sq. Mtrs.; Plot No. 26 admeasuring 157.50 Sq. Mtrs. and Plot No. 27 admeasuring 157.50 Sq. Mtrs.), out of the sanctioned layout of "Taywade Nagari-II" at the land comprising Khasra Nos. 10 and 11 of Mouza-Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat-Besa (Beltarodi), in Tahsil Nagpur (Rural) and District

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947, 9822572947
E-mail : htambat.adv@gmail.com

NAGPUR to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 02.05.2023 and the same is duly registered in the Office of the Joint Sub-Registrar Class-2, Nagpur Rural No. 7, on even date, at Serial No. 4140/2023.

(A) Litigations if any:- **NO**

Date: 24.05.2023
Place: Nagpur

(Hemant Anil Tambat)
ADVOCATE

HEMANT A TAMBAT ADVOCATE

CHALLAN

MTR Form Number-6

GRN MH002520704202324E	**BARCODE**	**Date** 24/05/2023-16:09:16	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		**Full Name**	Advocate Hemant Anil Tambat
Location NAGPUR			
Year 2023-2024 From 01/01/1994 To 24/05/2023		**Flat/Block No. Premises/Building**	Plot No 167 at Swami Vivekanand Nagar
Account Head Details	**Amount In Rs.**		
0030072201 SEARCH FEE	750.00	**Road/Street**	Wardha Road
		Area/Locality Town/City/District	Nagpur
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Mz-Beltarodi PH-38 Kh-10 and 11 Plot Nos. 22 to 27 Bhumapan No. 10/11/22/To/27
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023052485137	IK0CGLLOZ0
Cheque/DD No.		Bank Date	RBI Date	24/05/2023-16:24:10	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. : 9881717947

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

HEMANT A. TAMBAT ADVOCATE

Page 1/1

Print Date 24-05-2023 04:10:44