

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
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FORMAT- A
(Circular No. 28/2021)

To
Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 47 of Mouza – KATOL, Patwari Halka No. 44, having an area of 1.21 Hectare R. (i.e. 7360.89 Sq. Mtrs.), Rental Rs. 12.00/-, held in Occupancy Class-1 Rights, Khate No. 1253 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "VRINDAVAN VIHAR", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 47 of Mouza – KATOL**, Patwari Halka No. 44, having an area of **1.21 Hectare R. (i.e. 7360.89 Sq. Mtrs.)**, Rental Rs. 12.00/-, held in Occupancy Class-1 Rights, Khate No. 1253 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as **"VRINDAVAN VIHAR"**, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 47 :- ON THE EAST – KATOL-WADHONA ROAD, ON THE WEST – LAYOUT OF MR. WASUDEO DESHMUKH, ON THE NORTH – LAYOUT OF MR. WASUDEO DESHMUKH, ON THE SOUTH – JANKI NAGAR.**


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(2) The Document of allotment of land :- Sale Deed dated 28-10-2014 for land admeasuring 0.25 Hectare R. out of the entire land bearing Khasra No. 47 executed by (1) Mr. Pramod Anandrao Deshmukh, (2) Mr. Shrawan Natthuji Charde and (3) Mr. Bhushan Prabhakar Rao Ghode in favour of (1) Dr. Mrs. Archana Satish Jakhotiya, (2) Miss. Manisha Dilip Chandak and (3) Mr. Abhishek Omprakash Chandak, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2614/2014 on 28-10-2014.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry Nos. 21, 7630 and 10001.

(4) Search report for 30 years

2/- 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 owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 47 of Mouza – KATOL, Patwari Halka No. 44, having an area of 1.21 Hectare R. (i.e. 7360.89 Sq. Mtrs.), Rental Rs. 12.00/-, held in Occupancy Class-1 Rights, Khate No. 1253 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "VRINDAVAN VIHAR", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.	(1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 12.07.2023


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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of Khasra No. 47 issued by Competent Authority, Katol as on date of application for registration

The name of (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak are recorded in the 7/12 Extract of **Khasra No. 47** of **Mouza – KATOL**, Patwari Halka No. 44, having an area of 1.21 Hectare R. (i.e. 7360.89 Sq. Mtrs.), Rental Rs. 12/-, held in Occupancy Class-1 Rights, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 47 issued by Competent Authority, Katol that vide Mutation Entry /Ferfar Entry No. 21, 7630 & 10001 for Khasra No. 47 the name of (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak are recorded as joint owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Katol.

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 47 of Mouza – KATOL, Patwari Halka No. 44, having an area of 1.21 Hectare R., Rental Rs. 12/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, originally belongs to (1) Mr. Gopal Mulchandji Kapuriya, (2) Smt. Lila Vasantji Chandak, (3) Mr. Pramod Anandrao Deshmukh, (4) Mr. Shrawan Natthuji Charde and (5) Mr. Bhushan Prabhakar Rao Ghode as a recorded joint Owners thereof being their separate property and the same is mutated in their joint names in all relevant records. The land admeasuring 0.96 Hectare R. owned by (1) Mr. Gopal Mulchandji Kapuriya and (2) Smt. Lila Vasantji Chandak jointly and the land admeasuring



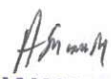
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0.25 Hectare R. owned by (1) Mr. Pramod Anandrao Deshmukh, (2) Mr. Shrawan Natthuji Charde and (3) Mr. Bhushan Prabhakarrao Ghode jointly out of the aforesaid entire property bearing Khasra No. 47 with heritable and transferable rights therein.

THAT out of the aforesaid Co-owners namely (1) Mr. Pramod Anandrao Deshmukh, (2) Mr. Shrawan Natthuji Charde and (3) Mr. Bhushan Prabhakarrao Ghode jointly lateron transferred/sold their undivided portion out of the aforesaid property comprising ALL THAT Piece and Parcel of land containing by admeasurements 0.25 Hectare being a part or portion of the entire land bearing Khasra No. 47 of Mouza – KATOL, Patwari Halka No. 44, having total area of 1.21 Hectare R., Rental Rs. 12/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, by way of Sale (1) Dr. Mrs. Archana Satish Jakhotiya, (2) Miss. Manisha Dilip Chandak and (3) Mr. Abhishek Omprakash Chandak, by a Sale Deed Dated 28-10-2014, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2614/2014 on 28-10-2014.

THAT as a result therefore the aforesaid (1) Mr. Gopal Mulchandji Kapuriya and (2) Smt. Lila Vasantji Chandak jointly have now become full Joint Owners of the property admeasuring 0.96 Hectare R. and (1) Dr. Mrs. Archana Satish Jakhotiya, (2) Miss. Manisha Dilip Chandak and (3) Mr. Abhishek Omprakash Chandak jointly have now become full Joint Owners of the property admeasuring 0.25 Hectare R. out of the entire land bearing Khasra No. 153 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak jointly decided to develop the said Khasra No. 47 into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said Khasra No. 47 by carving out various Plots of different sizes therein and to be known and styled as "VRINDAVAN VIHAR" and the said layout is finally sanctioned and approved by the Planning Authority and Chief Executive Officer, Nagar Parishad, Katol, vide his letter No. नपका/नरवि/अभि.मंजुरी/स.क्र.47/492/2023 Dated 15.05.2023.


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That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) 7/12 Extracts of Khasra No. 47.
- (ii) Sale Deed dated 28-10-2014 for land admeasuring 0.25 Hectare R. out of the entire land bearing Khasra No. 47 executed by (1) Mr. Pramod Anandrao Deshmukh, (2) Mr. Shrawan Natthuji Charde and (3) Mr. Bhushan Prabhakar Rao Ghode in favour of (1) Dr. Mrs. Archana Satish Jakhotiya, (2) Miss. Manisha Dilip Chandak and (3) Mr. Abhishek Omprakash Chandak, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2614/2014 on 28-10-2014.
- (iii) Layout Sanctioned Plan and Letter dated 15-05-2023 for Khasra No. 47.

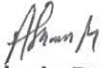
THAT all the aforesaid documents produced before by (1) Mr. Gopal Mulchandji Kapuriya, (2) Dr. Mrs. Archana Satish Jakhotiya, (3) Miss. Manisha Dilip Chandak, (4) Mr. Abhishek Omprakash Chandak and (5) Smt. Lila Vasantji Chandak to me for security and examination are photocopies, it is necessary to verify 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 he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 47 of Mouza - Katol in Tahsil - Katol and District - Nagpur for the period of 30 (Thirty) Years.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

- (4) Any other relevant Title : N.A.
- (5) Litigations if any : - N.A.

Nagpur.
Dated : 12.07.2023


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CHALLAN
MTR Form Number-6



GRN	MH005054068202324E	BARCODE			Date	12/07/2023-11:49:04	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 KTL_KATOL SUB REGISTRAR					Full Name		Adv Ashwin Patil			
Location NAGPUR					Flat/Block No.		Plot No. 54			
Year 2023-2024 From 01/04/2023 To 31/03/2024					Premises/Building					
Account Head Details				Amount In Rs.	Road/Street		Sawarkar Nagar			
0030072201 SEARCH FEE				375.00	Area/Locality		Nagpur			
					Town/City/District					
					PIN		4 4 0 0 1 5			
					Remarks (If Any)					
					Search Fee for Khasra No. 47 Mouza KATOL Tahsil Katol District Nagpur					
Total				375.00	Amount In Words	Three Hundred Seventy Five Rupees Only				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572023071221280	IK0CIPXC1		
Cheque/DD No.					Bank Date	RBI Date	12/07/2023-11:24:50	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 :

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

Mobile No. : 9822936551

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