

FORMAT-A
(Circular No. 28/2021)

To,
The MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2 of Mouza Kalmeshwar in Tehsil Kalmeshwar and District Nagpur.

I have investigated the title of the land on the request of Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao.

1) Description of the property.

All That piece and parcel of Land admeasuring 2260.00 Sq. Mtrs as per Akhiv Patrika and layout map, land bearing Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2, Situated at Mouza Kalmeshwar along with proposed construction of buildings to be known and styled as Sangam Wing A And Sangam Wing B within the limits of Kalmeshwar Municipal Council in Tehsil kalmeshwar and Dist Nagpur and bounded as under:-

ON THE EAST	KHASRA NO. 678
ON THE WEST	OPEN SPACE AND ROAD
ON THE NORTH	KHASRA NO. 683
ON THE SOUTH	KHASRA NO. 685

2) The documents of allotment of plot.

Title deeds in original/photo copy seen By me:

1. Copy of Sale Deed which is duly registered in the office of the Sub-1 Registrar Kalmeshwar at Sr. No. 1429 on 02.07.2015 executed by Shri. Manohar Deoraoji Bhelkar (Mahajan), Shri. Shubhas Deoraoji Bhelkar (Mahajan), Shri. Rajendra Deoraoji Bhelkar (Mahajan), Shri. Kishor Deoraoji Bhelkar (Mahajan) and Smt. Asha Bhauraoji Ajankar in favor of Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao in respect of Kh. No No. 684, 691, 692.

2. Copy of Agreement to Sale which is duly registered in the office of the Sub-Registrar Kalmeshwar at Sr. No. 2048 on 09.10.2014 executed by Shri Manohar Deoraoji Bhelkar (Mahajan), Shri. Shubhas Deoraoji Bhelkar (Mahajan), Shri. Rajendra Deoraoji Bhelkar (Mahajan), Shri. Kishor Deoraoji Bhelkar (Mahajan) and Smt. Asha Bhauraoji Ajankar in favor of Shri. Rajendra Vinayak Hale and Shri. Kailash Deunath Guras in respect of Kh. No. No. 684, 691,692



3. Copy of Sanction of building Plan issued by Municipal Council Kalmeswar vide its Building Permit No. 130796 dated 06.04.2023.
4. Copy of Demarcated Residential Layout Plan issued by Municipal Council Kalmeswar dated 04.04.2022.
5. Copy of Corrected NA Order Passed by Nagar Parishad Kalmeswar on dated 22.06.2022
6. Copy of NA Order Passed by Nagar Parishad Kalmeswar on dated 07.04.2022
7. Copy of 7/12 Extract.
8. Copy of Akhiv Patrika.

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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 there is no litigation is pending in respect of Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2 of Mouza Kalmeswar in Tehsil Kalmeswar and District Nagpur in any court or before any authority.

That the title of

- i. Shri Rajendra Vinayak Bahe and Shri Kailash Deonath Gurao for all That piece and parcel of Land admeasuring 2260.00 Sq. Mtrs as per Akhiv Patrika and layout map, land bearing Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2 Situated at Mouza Kalmeswar along with proposed construction of buildings to be known and styled as Sangam Wing A And Sangam Wing B within the limits of Kalmeswar Municipal Council in Tehsil kalmeswar and Dist Nagpur is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

- i. Shri Rajendra Vinayak Bahe and Shri Kailash Deonath Gurao for all That piece and parcel of Land admeasuring 2260.00 Sq. Mtrs as per Akhiv Patrika and layout map, land bearing Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2 Situated at Mouza Kalmeswar along with proposed construction of buildings to be known and styled as Sangam Wing A And Sangam Wing B within the limits of Kalmeswar Municipal Council in Tehsil kalmeswar and Dist Nagpur is clear, Marketable and without any encumbrances.



The report reflecting the flow of the title of

Shri Rajendra Vinayak Bahe and Shri Kailash Deonath Gurao for all That piece and parcel of Land admeasuring 2260.00 Sq. Mtrs as per Akhiv Patrika and layout map, land bearing Plot No. 1, Zone No. 876, Ward No. 15, City Survey No. 5045, Survey No. 284/2, Khasra No. 684/2, Situated at Mouza Kalmeshwar along with proposed construction of buildings to be known and styled as Sangam Wing A And Sangam Wing B within the limits of Kalmeshwar Municipal Council in Tehsil kalmeshwar and Dist Nagpur, is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 23/06/2023

Yours Faithfully
R.S.KALE
Advocate

R S KALE ADVOCATE



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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. 856 dated 22/10/2022

NARRATION ON FLOW OF TITLE:

That All That Piece and parcel of Land bearing Kh. No. 684, 691, 692 of Mouza Kalmeshwar was originally belonging to Shri. Manohar Deoraoji Bhelkar (Mahajan), Shri. Shubhas Deoraoji Bhelkar (Mahajan), Shri. Rajendra Deoraoji Bhelkar (Mahajan), Shri. Kishor Deoraoji Bhelkar (Mahajan) and Smt. Asha Bhauracji Ajankar being their Ancestral inherited Property.

That Shri. Manohar Deoraoji Bhelkar (Mahajan), Shri. Shubhas Deoraoji Bhelkar (Mahajan), Shri. Rajendra Deoraoji Bhelkar (Mahajan), Shri. Kishor Deoraoji Bhelkar (Mahajan) and Smt. Asha Bhauraoji Ajankar decided to Sale the Kh. No. No. 684, 691, 692 of Mouza Kalmeshwar to Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao by Agreement to Sale which is duly registered in the office of the Sub- Registrar Kalmeshwar at Sr. No. 2048 on 09.10.2014.

That Shri. Manohar Deoraoji Bhelkar (Mahajan), Shri. Shubhas Deoracji Bhelkar (Mahajan), Shri. Rajendra Deoraoji Bhelkar (Mahajan), Shri. Kishor Deoraoji Bhelkar (Mahajan) and Smt. Asha Bhauraoji Ajankar Sold the Kh. No. 684, 691, 692 of Mouza Kalmeshwar to Shri. Rajendra Vinayak Bahe and Shri. Kailash Deanath Gurao vide Sale Deed which is duly registered in the office of the Sub-Registrar Kalmeshwar at Sr. No. 1429 on 02.07.2015.

That Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao becomes the absolute owner of the said property and duly mutated theirs names in city survey, 7/12, as well as Municipal Council Kalmeshwar records

That the land bearing Kh. No. 684, 691, 692 of Mouza Kalmeshwar were converted to non agriculture use as per the order of the nagar parishad and Town Planning dated 21.12.2016. That survey no. 684 was under reservation for industrial training institute and vide notification dated 28.03.2019 of the director of town planning the reservation was deleted u/s 50(20) of the MR&TP Act.



That Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao demarcated a Layout on the Kh. No. 684 by the Residential Layout Plan issued by Municipal Council Kalmeswar dated 04.04.2022. That the layout of the aforesaid Kh. no. 684 converted for residential use by the NA Order Passed by Nagar Parishad Kalmeshwar on dated 07.04.2022 and Corrected NA Order Passed by Nagar Parishad Kalmeshwar on dated 22.06.2022

That as per the layout plan the land admeasuring 2260.00 Sq. Mtrs was renumbered as Khasara no.684/2. That Shri. Rajendra Vinayak Bahe and Shri. Kailash Deonath Gurao decided to construct a Multistoried building on the Kh. No. 684/2 of Mouza kalmeshwar by the Sanction of building Plan issued by Municipal Council Kalmeswar vide its Building Permit No. 130796 dated 06.04.2023.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 23-06-2023

Yours Faithfully
R S Kale
Advocate

R S KALE ADVOCATE

