

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
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 land bearing Khasra No. 46 of Mouza – SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R. (i.e. 9468.79 Sq. Mtrs.), Land Revenue Rs. 4.87/-, held in Occupancy Class-1 Rights, Khate No. 1157 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "ANANDAM ELITE PHASE-4", situated at Village - Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of Mr. Pankaj Chnadrakant Waghmare (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Khasra No. 46 of Mouza – SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R. (i.e. 9468.79 Sq. Mtrs.), Land Revenue Rs. 4.87/-, held in Occupancy Class-1 Rights, Khate No. 1157 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "ANANDAM ELITE PHASE-4", situated at Village - Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, Boundaries of the Said Khasra No. 46 :- ON THE EAST – KHASRA NO. 45, ON THE WEST – KHASRA NO. 47, ON THE NORTH – KHASRA NOS. 39 & 40 AND ON THE SOUTH – KHASRA NOS. 125/1, 125/2 & 48.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-1

(2) The Document of allotment of land :- Sale Deed Dated 01-06-2021 for Khasra No. 46 executed by (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvarna Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chnadrakant Waghmare, Registered Serial No. 8911/2021, Regd. on 09.06.2021.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2381 dated 06-07-2021 for Khasra No. 46.

(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 land bearing Khasra No. 46 of Mouza – SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R. (i.e. 9468.79 Sq. Mtrs.), Land Revenue Rs. 4.87/-, held in Occupancy Class-1 Rights, Khate No. 1157 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "ANANDAM ELITE PHASE-4", situated at Village - Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR.	Mr. Pankaj Chnadrakant Waghmare
--	---------------------------------

(i) Qualifying comments / remarks if any:..... (No Comment)

In accordance with the available search from the online portal the Title of Mr. Pankaj Chnadrakant Waghmare on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of Mr. Pankaj Chnadrakant Waghmare on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 21.07.2023


Ashwin Patil
Advocate
ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

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

1) 7/12 Extract of Khasra No. 46 issued by Village Officer, Shankarpur as on date of application for registration

The name of Mr. Pankaj Chnadrakant Waghmare is recorded in the 7/12 Extract of Khasra No. 46 issued by Village Officer, Shankarpur in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Khasra No. 46 of Mouza – SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R. (i.e. 9468.79 Sq. Mtrs.), held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 46 issued by Village Officer, Shankarpur reveal that vide Mutation Entry /Ferfar Entry No. 2381 dated 06-07-2021 the name of Mr. Pankaj Chnadrakant Waghmare is recorded as owner of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 46 of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R., Land Revenue Rs. 4.87/-, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belongs to (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvarna Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chnadrakant Waghmare, being their separate ancestral property having acquired the same by them by way of inheritance.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur

THAT, the aforesaid Co-Owners (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvarna Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chnadrakant Waghmare jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 46 of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R., Land Revenue Rs. 4.87/-, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Dongargaon in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to Mr. Pankaj Chnadrakant Waghmare, by a Sale Deed Dated 01.06.2021, which is duly registered in the Office of the Sub-Registrar Nagpur-Rural-10 in Book No. 1, at Registered Sr. No. 8911/2021 on 09.06.2021.

THAT, the said MMr. Pankaj Chnadrakant Waghmare lateron decided to develop the said Piece of land bearing Khasra No. 46 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly he has prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as **"ANANDAM ELITE PHASE-4"** and the said layout is tentatively sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/8499 Dated 15.06.2023.

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

- (i) 7/12 Extract of Khasra No. 46.
- (ii) Copy of Sale Deed Dated 01-06-2021 for Khasra No. 46 executed by (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvarna Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chnadrakant Waghmare, Registered Serial No. 8911/2021, Regd. on 09.06.2021.
- (iii) Copy of Layout Plan Sanctioned Dated 15-06-2023

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

THAT all the aforesaid documents produced before by Mr. Pankaj Chnadrakant Waghmare 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. 46 of Mouza – SHANKARPUR in Tahsil – Nagpur (Rural) and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide GRN No. MH005550829202324E dated 21.07.2023.

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 : 21.07.2023


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH005550829202324E	BARCODE			Date	21/07/2023-17:47:22		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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name	Adv Ashwin Patil			
Location	NAGPUR								
Year	2023-2024 One Time				Flat/Block No.	Plot No. 54			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			325.00		Road/Street	Sawarkar Nagar			
					Area/Locality	Nagpur			
					Town/City/District				
					PIN		4	4	0
							0	0	1
									5
					Remarks (If Any)				
					Search fee for 30 Years of Khasra No. 46 Mouza Shankarpur Tah Nagpur				
					Rural and Dist Nagpur				
Total			325.00		Amount In Words	Three Hundred Twenty Five Rupees Only			
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572023072175202		IK0CJDUSM0
Cheque/DD No.					Bank Date	RBI Date	21/07/2023-17:24:49		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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.