

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

Ashwin R. Patil
ADVOCATE

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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 Non Agriculture land bearing Khasra No. 159/1, having plotable/saleable area of 5103.147 Sq. Mtrs., Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights, Khate No. 1084 of Mouza – PAWANGAON, Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "AHILYA NAGARI", situated at Village – Pawangaon, within the limits of the Grampanchayat Pawangaon, in Tahsil – Kamptee and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of **Mr. Manoj Laxmikanth Itkelwar** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agriculture land bearing **Khasra No. 159/1**, having **plotable/saleable area of 5103.147 Sq. Mtrs.**, Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights, Khate No. 1084 of **Mouza – PAWANGAON**, Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**AHILYA NAGARI**", situated at Village – Pawangaon, within the limits of the Grampanchayat Pawangaon, in Tahsil – Kamptee and District – NAGPUR. **BOUNDARIES ARE :- ON THE EAST – ROAD, ON THE WEST – KHASRA NO. 160, ON THE NORTH – KHASRA NO. 158, ON THE SOUTH – KHASRA NO. 182.**


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- (2) The Document of allotment of plot/land :- (i) Sale Deed Dated 11.08.2008 for land bearing Khasra No. 159/1 executed by Mrs. Kantabai Maroti Kshirsagar and others in favour of Mrs. Ramabai Shankarrao Meshram, bearing Registered Serial No. 4355/2008.
- (ii) Sale Deed Dated 24.10.2017 for land bearing Khasra No. 159/1 executed by Mrs. Ramabai Shankarrao Meshram in favour of Smt. Mangalabai alias Sudhatai Laxmikant Itkelwar, bearing Registered Serial No. 6298/2017.
- (iii) Gift Deed Dated 21.10.2020 for land bearing Khasra No. 159/1 executed by Smt. Mangalabai alias Sudhatai Laxmikant Itkelwar in favour of **Mr. Manoj Laxmikant Itkelwar**, bearing Registered Serial No. 3498/2020.
- (3) 7/12 extract issued by Competent Authority Mutation Entry No. 5354 dated 02.12.2020.
- (4) Search report for 30 years from 1993 to 2023

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 Agriculture land bearing Khasra No. 159/1 , having plotable/saleable area of 5103.147 Sq. Mtrs. , Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights, Khate No. 1084 of Mouza – PAWANGAON , Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "AHILYA NAGARI" , situated at Village – Pawangaon, within the limits of the Grampanchayat Pawangaon, in Tahsil – Kamptee and District – NAGPUR.	Mr. Manoj Laxmikant Itkelwar
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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 **Mr. Manoj Laxmikant Itkelwar** on the said land is good, valid, marketable, clear and salable

- 3/- The report reflecting the flow of the title of the **Mr. Manoj Laxmikant Itkelwar** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 27.11.2023


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

1) 7/12 Extract of land bearing Survey/Khasra No. 159/1 issued by Village Officer, Pawangaon, Kamptee as on date of application for registration

The name of **Mr. Manoj Laxmikant Itkelwar** is recorded in the 7/12 Extract issued by Village Officer, Pawangaon, Kamptee bearing **Khasra No. 159/1**, having an area of **0.81 Hectare R.**, Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights of **Mouza – PAWANGAON**, Patwari Halka No. 18, situated at Village – Pawangaon, within the limits of the Grampanchayat Pawangaon, in Tahsil – Kamptee and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of **Khasra No. 159/1** issued by Village Officer, Pawangaon, Kamptee that vide Mutation Entry /Ferfar Entry No. 5354 dated 02.12.2020, the name of **Mr. Manoj Laxmikant Itkelwar** is recorded as owner of the said lands.

3) Search report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Kamptee.

THAT, ALL THAT Piece and Parcel of land bearing **Khasra No. 159/1**, having an area of 0.81 Hectare R., Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights. of **Mouza – PAWANGAON**, Patwari Halka No. 18 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon in Tahsil – Kamptee and District – NAGPUR, originally belonged to **Mrs. Rambai Shankarrao Meshram**, being her separate property having purchased the same by her from **Mrs. Kantabai Maroti Kshirsagar** and others, by a Sale Deed Dated 11.08.2008, which is duly registered in the Office of the Joint Sub Registrar, Kamptee, in Book No. 1 at Registered Sr. No. 4355/2008 on 11.08.2008 and the same is mutated in her name in all relevant records and also mutated in the Property Card/7/12 Extract.

THAT the aforesaid **Mrs. Rambai Shankarrao Meshram** lateron transferred/sold her aforesaid property comprising **Khasra No. 159/1**, having an area of 0.81 Hectare R., Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights. of **Mouza – PAWANGAON**, Patwari Halka No. 18 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon in



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Tahsil – Kamptee and District – NAGPUR, by way of Sale to Smt. Mangalabai Sudhatai Itkelwar, by a Sale Deed Dated 24.10.2017, which is duly registered in the Office of the Sub Registrar, Kamptee in Book No. 1, at Registered Sr. No. 6298/2017 on 24.10.2017 and the same is mutated in her name in all relevant records and also mutated in the Property Card/7/12 Extract.

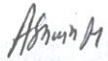
THAT the aforesaid Smt. Mangalabai Sudhatai Itkelwar lateron gifted/donated her aforesaid property comprising Khasra No. 159/1, having an area of 0.81 Hectare R., Land Revenue Rs. 1.80/-, held in Bhogwatdar Class-1 Rights. of Mouza – PAWANGAON, Patwari Halka No. 18 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon in Tahsil – Kamptee and District – NAGPUR, by way of Gift to **Mr. Manoj Laxmikant Itkelwar**, by a Gift Deed Dated 21.10.2020, which is duly registered in the Office of the Sub Registrar, Kamptee in Book No. 1, at Registered Sr. No. 3498/2020 on 21.10.2020. As a result therefor the aforesaid **Mr. Manoj Laxmikant Itkelwar** has now become an exclusive, absolute and full Owner of the aforesaid property bearing Khasra No. 159/1 with heritable and transferable rights therein and the same is mutated in his name in all relevant records and also mutated in the Property Card/7/12 Extract.

THAT the said **Mr. Manoj Laxmikant Itkelwar** lateron decided to develop his aforesaid property bearing Khasra No. 159/1 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **Mr. Manoj Laxmikant Itkelwar** lateron prepared a layout on the said land bearing **Khasra No. 159/1** by carving out various Plots of different sizes therein and to be known and styled as “**AHILYA NAGARI**” and the said layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/8793 Dated 04.09.2023.

THAT, the aforesaid entire land bearing Khasra No. 159/1 having an area of 0.81 Hectare R. (i.e. 8100 Sq. Mtrs.) of Mouza – PAWANGAON, out of which the land admeasuring 0.8059288 Hectare R. (i.e. 8059.288 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Kamptee vide his Order No. Prastut-1/Tahsildar-Kamptee/Kavi-906/2023 Dated 28.09.2023 passed in Revenue Case No. 15/NAP-34/Mouza-Pawangaon/Kamptee/2023-24.

THAT the Layout Development Agreement of land bearing Khasra No. 159/1 having an area of 0.81 Hectare R. (i.e. 8100 Sq. Mtrs.) of Mouza – PAWANAGAON executed on 02.11.2023 made between **Mr. Manoj Laxmikant Itkelwar** with Nagpur Metropolitan Region Development


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Authority, Nagpur and the said layout is also duly Finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/DPC/Agree/1427 Dated 02.11.2023.

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

- (i) 7/12 Extract of Land bearing **Khasra No. 159/1**.
- (ii) Sale Deed Dated 11.08.2008 for land bearing Khasra No. 159/1 executed by Mrs. Kantabai Maroti Kshirsagar and others in favour of Mrs. Ramabai Shankarrao Meshram, bearing Registered Serial No. 4355/2008.
- (iii) Sale Deed Dated 24.10.2017 for land bearing Khasra No. 159/1 executed by Mrs. Ramabai Shankarrao Meshram in favour of Smt. Mangalabai alias Sudhatai Laxmikant Itkelwar, bearing Registered Serial No. 6298/2017.
- (iv) Gift Deed Dated 21.10.2020 for land bearing Khasra No. 159/1 executed by Smt. Mangalabai alias Sudhatai Laxmikant Itkelwar in favour of **Mr. Manoj Laxmikant Itkelwar**, bearing Registered Serial No. 3498/2020.
- (v) Non Agricultural Order Dated 28.09.2023.
- (vi) Layout Plan Sanctioned Dated 02.11.2023.

THAT all the aforesaid documents produced before by **Mr. Manoj Laxmikant Itkelwar** 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 Land bearing Survey/Khasra No. 159/1 of Mouza – PAWANGAON in Tahsil – Kamptee and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide Challan GRN No. MH011438453202324E dated 24-11-2023.

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 : 27.11.2023


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