



MH014348567202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Jan 2024	Receipt	Receipt no.: 1113277678
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vela Harishchandr S.No/CTS No/G.No. : 8
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH014348567202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

OM HARIRAMANI
ADVOCATE

JAYESH
HARIRAMANI
ADVOCATE

“HARIRAMANI
ASSOCIATES”

12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
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Mobile No. 9373107039,
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adv.om_hariramani@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of Agricultural Land bearing Survey/Khasra No. 8/2 admeasuring 2.84 Hectares, Khata No. 1362, Bhogwatdar Rights class-1 of Mouza Wela(Hari) situated at Village Wela(Hari), Tahsil and District Nagpur. (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of **SHRI VISHNUGOPAL SHAHU**, and following documents i.e. –
 - i. **Description of the property:** ALL THAT piece and parcel of Agricultural Land bearing Survey/Khasra No. 8/2 admeasuring 2.84 Hectares, Khata No. 1362, Bhogwatdar Rights class-1 of Mouza Wela(Hari) situated at Village Wela(Hari), Tahsil and District Nagpur..
- 2) The document of allotment of property: Sale Deed duly registered in the office of the Sub-Registrar, Nagpur, bearing Serial/Registration No. 9342/2016 dated 23/12/2016.
 - ii. 7/12 extract No. 8/2 issued by revenue department / Tahsildar of Mouza Wela(Hari), bearing mutation entry /ferfar No. 2096 dated 24/01/2017.
 - iii. Search report for 21 years from 2002 till 2024.

- 3) 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 **SHRI VISHNUGOPAL GANESHLAL SHAHU** is as per detailed title verification report annexed herewith
- i. **Owners of the land:**
Shri Vishnugopal Ganeshlal Shahu
- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 27/01/2024

Advocate

Jayesh Hariramani
(Stamp)

**JAYESH
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ADVOCATE**

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation entry No. 2096 dated 24/01/2017, in the name of present owner.
- 3) Search report for 22 years from 2002 taken from Sub-Registrar, Office at Nagpur through Online mode.
- 4) Any other relevant title: As per the Report.
- 5) Litigations if any: None.

Date: 22/01/2024


Advocate
(Stamp)

**JAYESH
HARIRAMANI
ADVOCATE**

JAYESH HARIRAMANI
ADVOCATE

OM HARIRAMANI
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Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 22/01/2024

TITLE VERIFICATION REPORT

Having been engaged by **SHRI VISHNUGOPAL SHAHU**, R/o. Plot No. 4, Surana Layout, Anant Nagar, Police Line Takli, Nagpur-440013, we have online verified and inspected the available record of the office of the Sub-Registrar, Nagpur, online, in respect of ALL THAT piece and parcel of Non-Agricultural Land bearing Survey/Khasra No. 8/2 admeasuring 2.84 Hectares, Khata No. 1362, Bhogwatdar Rights class-1 of Mouza Wela(Hari) situated at Village Wela(Hari), Tahsil Nagpur (Rural) and District Nagpur, more particularly described in the schedule written hereunder, vide online search case (GRN) No. MH014348567202324E, receipt No. 1113277678 dated 22/01/2024. We have also called and verified various deed and documents produced before us and on the basis of the Title Verification and the records placed before us, We submit this Title verification report as under –

1. PRESENT OWNERSHIP

Presently the aforesaid property seem to be owned by and recorded in the name of

SHRI VISHNUGOPAL GANESHLAL SHAHU

(Hereinafter referred to as the present owner)

2. HISTORY AND CHAIN OF TRANSFERS

The History and Chain of transfers of the said land/property appears to be as follows –

- 2.1 Originally, it appears that, the aforesaid land was owned and possessed by Smt. Anusuya Krishna Nagpure. Thereafter, it appears that, Smt. Anusuya Krishna Nagpure sold / transferred the said land admeasuring about 2.84 Hectares being Khasra No. 8/2 to and in

favour of Shri Rajesh S/o. Shyamlal Shahu vide Sale Deed registered in the office of Sub-Registrar Nagpur 9 at Serial No. 2323 in volume no. 686 from pages 56 to 60 bearing registration no. 2318 on 30/05/1995.

2.2 Thereafter, it appears that, the said land was sold/transferred by Shri Rajesh Shamlal Shahu to and in favour of Sukhkarta Gruhnirman Sahakari Sanstha Maryadit, Nagpur by way of Sale Deed which was duly registered in the office of Sub Registrar Nagpur-10 at Serial/Registration No. 8783/2004 dated 30/12/2004.

2.3 Thereafter, the Sukhkarta Gruhnirman Sahakari Sanstha Maryadit, Nagpur through its secretary/chairman Shri Vishnugopal Ganeshlal Shahu transferred the said entire land to and in favour of Shri Vishnugopal Ganeshlal Shahu i.e. the present owner by way of Transfer Deed which was duly registered in the office of Sub Registrar Nagpur-7 bearing Serial/Registration No. 9342/2016 dated 23/12/2016.

3. **MUTATION**

It appears that, the aforesaid property is mutated and recorded in the name of the present owner.

4. **CONVERSION OF LAND INTO N.A. AND SANCTION OF LAYOUT**

4.1 It is observed that, the said land bearing khasra/survey No.8/2, had been converted into Non-Agricultural, by the Hon'ble Collector, Nagpur vide Order No. 523/NAP-34/2004-2005 dated 21/02/2005. However, it appears that, the Non-Agricultural status has been revoked / cancelled by the Hon'ble Collector and therefore, the status of the said land came to be restored to Agricultural.

4.2 Thereafter, it appears that, the said land has been again converted into Non-Agricultural, by the Hon'ble Tahsildar, Nagpur vide Revenue Case No. 29/NAP-34/2023-2024 Dated 12/09/2023.

- 4.3 It appears that, the present Owner has got the sanction of layout plan from the Competent Authority out of entire property, for development of various plots of different sizes and numbers. The said sanction is granted by NMRDA vide Certificate No. NMRDA/LF/2024/APL/00111 Dated 30/01/2024.

5. LEGAL OPINION

- 5.1 We have verified the relevant records of Sub-Registrar, Nagpur online. The copies of relevant documents have also been produced before us for verification and inspection. Upon verification and inspection of relevant documents and upon conduct of online search it is found that, the present owner seem to be the lawful and absolute owner of the aforesaid land.
- 5.2 We have gone through the deeds and documents produced before us. On the basis of verification of relevant record and the documents produced before us, there seem to be no registration or noting of any lien, charge, interest or any encumbrance over the aforesaid land in the record of rights.
- 5.3 The present owner has ownership title with liberty to dispose of the same in any manner or develop the aforesaid land into layout plan, as per sanction granted or as may be permissible under relevant rules and regulations and receive all beneficial enjoyment of the same. The Present Owner can also sell, agree to sell, pledge or mortgage the aforesaid land or plots in the entire layout against loan or financial assistance, subject to such clearances and permissions and compliance of legal formalities as may be required under any law for the time being in force.

Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of Non-Agricultural Land bearing Survey/Khasra No. 8/2 admeasuring 2.84 Hectares, Khata No. 1362, Bhogwatdar Rights class-1 of Mouza Wela(Hari) situated at Village Wela(Hari), Tahsil and District Nagpur, bounded as under –

TO THE EAST	:	LAND OF KHASRA NO. 204-A
TO THE WEST	:	ROAD
TO THE NORTH	:	LAND OF KHASRA NO. 8/1
TO THE SOUTH	:	LAND OF KHASRA NO. 7

NAGPUR.

Date: 22/01/2024

Jayesh Hariramani

JAYESH HARIRAMANI
(ADVOCATE)

JAYESH
HARIRAMANI
ADVOCATE



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वेळा हरिश्चंद्र (५३५८८५)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर



ULPIN : 19140206242

भूमापन क्रमांक व उपविभाग ८/२

19140206242

मुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१३६२	विष्णुगोपाल गणेशलाल शाहु	२.८४.००	२२.७२		(२०९६)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत २.८४.००							इतर
बागायत -							विक्री फे. क्र.२२१ दि.५.७.९६ (२२१)
एकुण							इतर
ला.पो. क्षेत्र २.८४.००							मा. जिल्हाधिकारी नागपूर यांचे आदेश पत्र
							क्र.प्र/कावी चे आदेश दि.१७/०३/२०१० अन्वये
							अकृषिक नोंद रद्द फे.क्र.२०८६ दि.२९/११/२०१६ (२०८६)
							इतर
ब) पोटखराब क्षेत्र							सुखकर्ता गृहनिर्माण सहकारी संस्था मर्यादित
(लागवड अयोग्य)							नागपूर र.न.एन.जि.पि./एव.ए.पी.टि.ओ ७३६/८६
वर्ग (अ) -							नुसार नोंद कमी करण यात आली फे.क्र.२०९६
वर्ग (ब) -							दि.२४/०१/२०१७ (२०९६)
एकुण							
पो.ख.क्षेत्र ०.००.००							प्रलंबित फेरफार : नाही.
एकुण क्षेत्र २.८४.००							शेवटचा फेरफार क्रमांक : २३४९ व दिनांक :
(अ+ब)							११/१२/२०१९
आकारणी २२.७२							
जुडी किया विशेष							
आकारणी							

जुने फेरफार क्र : (२२१) (१९९८) (२०००) (२०८६) (२०९६) (२३४९)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ११/१२/२०१९:०३:५८:०७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही राही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८/०२/२०२४ : १८:४७:३७ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 0909100001120574 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- वेळा हरिश्चंद्र (५३५८८५)			तालुका :- नागपूर (ग्रामीण)					जिल्हा :- नागपूर		
भूमापन क्रमांक व उपविभाग			८/२							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२२-२३	खरीप	१३६२*						चराई पड	२.८४००	
२०२३-२४	संपूर्ण वर्ष	१३६२*						चराई पड	२.८४००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे