

RANJEETSINGH G. RATHOD
ADVOCATE

**Plot No.30, R.M.S. Colony,
Manewada Cement Road,
Nagpur-440 024
Mob.: 7972616793
Email: rsgrathod@gmail.com**

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of Non-Agricultural land bearing KHASARA NO. 12/1A, admeasuring (40,900.00 Sq. Mtrs.) Project Land Admeasuring : 5014.19 Sq Mtrs Undivided share of land for Wing A,B,C,D and E as per sanctioned Map Dated 14/05/2024 land Revenue Rs. 4090.00, situated at MOUZA PAWANGAON, P. H. No. 18, Class- I Right, Tahsil - Kamptee, District Nagpur and bounded as under :

TO THE EAST : Road

TO THE WEST : Part of Kh. No. 12/1

TO THE NORTH : Khasra No. 13/1-2-3

TO THE SOUTH : Road.

I have investigated the title of the said Land on the request of Manoj Laxmikant Itkelwar and Shri Raju also known as Rajeev Laxmikant Itkelwar and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of Non-Agricultural land bearing KHASARA NO. 12/1A, admeasuring (40,900.00 Sq. Mtrs.) Project Land Admeasuring : 5014.19 Sq Mtrs Undivided share of land for Wing A,B,C,D and E as per sanctioned Map Dated 14/05/2024 land Revenue Rs. 4090.00, situated at MOUZA PAWANGAON, P. H. No. 18, Class- I Right, Tahsil - Kamptee, District Nagpur

2) The documents of allotment of plot.

1. Copy of 7/12 extract issued by Talathi, Nagpur (Rural).
2. Copy of Gift Deed dated 21/10/2020



3) Search Report for 30 years from the years 1995 to 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub- Registrar , Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above.

I am of the opinion there is no litigation is pending in respect of

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in any court or before any authority.

That the title of

Manoj Laxmikant Itkelwar and Shri Raju also known as Rajeev Laxmikant Itkelwar, for

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is clear, Marketable and without any encumbrances.

Owners of the Land

Manoj Laxmikant Itkelwar and Shri Raju also known as Rajeev Laxmikant Itkelwar for

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The report reflecting the flow of the title of

Shri Manoj Laxmikant Itkelwar and Shri Raju also known as Rajeev Laxmikant Itkelwar for

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is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 07/06/2024



Ranjeetsingh G. Rathod
(RANJEETSINGH G. RATHOD)
ADVOCATE

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**Plot No.30, R.M.S. Colony,
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FORMAT - A
(Circular No.: - 28 /2021)

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. (1) vide Ferfar No. 5708

NARRATION ON FLOW OF TITLE:

ALL THAT piece and parcel of land bearing Khasra No. 66 admeasuring about 4.09 Hecter R. P. H. No. 15, Land Revenue Rs. 30.86 Class 1 Rights Tahsil Kamptee and District Nagpur was originally owned by Smt. Sulochanabai W/o Murlidhar Pawar along with Shri Bhaskar Murlidhar Pawar and Vijay Murlidhar Pawar and subsequent to her death in the year 1982, the said property was inherited by Shri Bhaskar Murlidhar Pawar, Vijay Murlidhar Pawar & legal heir's of Late Sulochanabai Murlidhar Pawar.

Whereas Shri Bhaskar Murlidhar Pawar died in the year 1989 leaving behind his legal heirs by Shri Parag, Ku. Megha, Ku. Mamta, Ku. Neeta and Smt. Malti Pawar. Thus the said legal heirs are the absolute joint owners of aforesaid property by way of successor and inheritable rights.

Whereas the Legal heirs of Bhaskar Murlidhar Pawar, Shri Vijay Murlidhar Pawar and Smt. Pushpatal Sudhakar Nagulwar jointly and severally relinquished all their rights whatsoever in the property vide registered Deed of Relinquishment dated 16.11 1992 which is duly registered with the Office of Sub-Registrar, Nagpur-1 at Sr. No. 616.

Whereas the aforesaid Kh. No. 66 admeasuring Hecter 4.09 R is changed and having New Kh. No. 12/1A total admeasuring Hecter 4.09 R in the records of Revenue.

Whereas the aforesaid agricultural land is converted from Class-II into Class- I vide order dated 16/04/2013 passed by Sub Divisional Officer, Kamptee, Tahasil- Kamptee District- Nagpur



Whereas the Smt. Kusumtai Murlidhar rao Gangreddiwar has also relinquished all her rights orally and pursuant thereto has executed a Registered Relinquishment Deed dated 21/11/2016 which is duly registered with the Office of the Sub- Registrar Kamptee at Sr. No. 4621

Whereas Smt. Mangalabai Alias Sudhatai Wd/o Laxmikant Itkelwar become the absolute owner of ALL THAT piece and parcel of agricultural land bearing Survey No. 12/1A, admeasuring Hector 4.09 R, Land Revenue Rs. 30.86, Class-I situated at Mouza Pawangaon, Tahsil Kamptee, District - Nagpur, and her name is found mutated in Revenue record as owner;

Whereas Smt. Mangalabai Alias Sudhatai Wd/o Laxmikant Itkelwar gift the property ALL THAT piece and parcel of agricultural land admeasuring 4.09 Hectors R. (10.10 Acres) bearing Khasra No. 12/1A, land Revenue Rs. 30.86, situated at Mouza Pawangaon, P. H. No. 18, Class- I right, Tahsil Kamptee, District Nagpur togetherwith all kinds of trees, shrubs, passage, right of path ways, water courses etc. and all other casementry rights appurtenant to her Son Manoj 8/0 Laxmikant Itkelwar and Raju Rajeev S/o Laxmikant Itkelwar, vide Gift Deed dated 21/10/2020, which is duly registered in the office of Sub Registrar Kamptee on even date at Sr. No. 3499, in Book No. 1. Thus Manoj S/o Laxmikant Itkelwar and Raju Rajeev 8/o Laxmikant Itkelwar became absolute joint owners of the aforesaid property and their names are found mutated in Revenue record as owner.

Whereas the aforesaid owners Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar, converted the aforesaid Kh. No. 12/1A, (40,900.00 Sq. Mtrs.) is converted into non-agricultural i.e. residential use vide Order dated 21/02/2022, passed by The Collector, Nagpur in Revenue Case No. 135/NAP- 34/MOUZA - PAWANGAON/KAMPTEE/2021-22.

Whereas the aforesaid owners Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar, drawn a Residential (Group Housing) layout on the aforesaid land and the same is duly sanctioned by Hon'ble Metropolitan Commissioner, Metropolitan Region Development Authority vide its Letter No. EE/NMRDA/Nagpur/DPC/Agree/754 dated 19/10/2022.

4. Any other relevant Title :No

5. Any Other Litigation :No

Place : Nagpur

Date :07/06/2024

 **RANJEETSINGH G. RATHOD**
ADVOCATE