

RANJEETSINGH G. RATHOD
ADVOCATE

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

To,
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO OF
Kh. No. 12/1/A, SITUATED AT MOUZA PAWANGOAN TALUKA
KAMPTEE DISTRICT NAGPUR.

I have Investigated the title of the said Land on the request of SHRI MANOJ IAXMIKANT ITKELWAR (PAN : AAEP13326D), (UID NO. 2899 8852 432 5) (MOBILE NO. 9823326949) (Email Id:- manojitkelwar1963@gmail.com) Aged bout 60 years, Occupation - Agriculturist, Rio Rahate Colony, Wardha Road, Nagpur - 440 012 and SHRI RAJU A RAJEEV LAXMIKANT ITKELWAR, (PAN : AAHP10694K), (UM NO. 5518 4556 7635) (MOBILE NO. 9422106394) (Email Id:- manojitkelwar1963@gmail.com) Aged bout 51 years, Occupation - Business, R/o Plot No. 8A, Man Mandir Smruti, Chitle Marg, Dhantoli, Nagpur - 440 012, and following documents i.e. :-

1. DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of Non-Agricultural land bearing KHASARA NO. 1211/A, 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 -

ON THE EAST - ROAD

ON THE WEST - PART OF KHASARA. NO. 12/1

ON THE NORTH - KHASARA NO. 13/1-2-3

ON THE SOUTH - ROAD

2 THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Documents	Name of	Original/Certified
1.	21/10/2020	Gift Deed	<u>O r i g n a l</u>
2.		7/12 Extract	Xerox

3) 7 / 12 Extract or Property card issued by Tahsidar shows the mutation of the owner.

4) Search report for last 30 months from 1995 to till 2024 vide GRN No. MH003195946202425P dated 07/06/2024.

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 Manoj Laxmikant Itkelwar and Shri Raju Laxmikant Itkelwar, are clear. Marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

ALL THAT piece and parcel of Non-Agricultural land bearing KHASARA NO. 12/1/A, 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

Shri Manoj Laxmikant Itkelwar and Shri Raju Rajeev Laxmikant Itkelwar, of Kh. No. 12/1/A.



The report reflecting the flow of the title of Shri Manoj Laxmikant Itkelwar and Shri Raju @ Rajeev Laxmikant Itkelwar, on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 07/06/2024
Nagpur.



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ANNEXURE -A
(Circular No 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) It is observed that, ALL THAT piece and parcel of land bearing **Khasra No. 66** admeasuring about **4.09 Hector** **R. P. H. No. 18,** **Land Revenue Rs. 30.86 Class - I Rights Tahsil Kamptee and District Nagpur** was originally owned by **Smt. Sulochanabai W/o Murlidhar Pawar** alongwith **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.**
- 2) It is observed that, **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.
- 3) It is observed that, the Legal heirs of **Bhaskar Murlidhar Pawar, Shri Vijay Murlidhar Pawar and Smt. Pushpatai 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.
- 4) It is observed that, the aforesaid **Kh. No. 66** admeasuring **Hector 4.09 R** is changed and having New **Kh. No. 12/1/A** total admeasuring **Hector 4.09 R** in the records of Revenue.
- 5) It is observed that, 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.**



6) It is observed that, the **Smt. Kusumtai Murlidharrao 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.

7) It is observed that, **Smt. Mangalabai Alias Sudhatai Wd/o Laxmikant Itkelwar** become the absolute owner of ALL THAT piece and parcel of agricultural land bearing **Survey No. 12/1/A, 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;

8) It is observed that, **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. 12/1/A, 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 easementry rights appurtenant to her Son **Manoj S/o 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 S/o Laxmikant Itkelwar** became absolute joint owners of the aforesaid property and their names are found mutated in Revenue record as owner.

9) It is observed that, the aforesaid owners **Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar**, converted the aforesaid **Kh. No. 12/1/A, (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.**

10) It is observed that, 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.

11) I have further state that the above described property absolutely owned and possessed by Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar, from the subject of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar.

12) I have taken search of the records of Registrar's Office Nagpur for the **last 30 months from 1995 to 2024** by paying necessary search fee vide E-challan No. **MH003195946202425P** dated **07/06/2024**. The search fee receipt is enclosed herewith.

Note :

- 1) 7/12 Extract as on date of application for registration in the name of Manoj S/o Laxmikant Itkelwar and Raju @ Rajeev S/o Laxmikant Itkelwar.
- 2) Mutation Entry No. 5708.
- 3) Search Report for last 30 Months from 1995 to till 2024 taken from Sub-Registrar Kamptee.
- 4) Any other relevant title: As per above mentioned title history.
- 5) Prima facie no litigation found over the property.

Date : 07/06/2024



(RANJEETSINGH G. RATHOD)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH003195946202425P	BARCODE	01 1100 0 11 110000 00 0000 1100 1100 1100 11000000 000		Date	07/06/2024-14:24:47		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					KMT_KAMTHI SUB REGISTRAR					
Location					NAGPUR					
Year					2024-2025 One Time					
Account Head Details					Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE					750.00		Road/Street			
							Area/Locality			
							Town/City/District			
							PIN			
							4			
							4			
							0			
							0			
							2			
							4			
					Remarks (If Any)					
					30 years Search from 1995 to 2024 Mouza Panwangoan Kh No 12/1A					
							Amount In			
							Seven Hundred Fifty Rupees Only			
Total					750.00		Words			
Payment Details					SBIEPAY PAYMENT GATEWAY					
Cheque-DD Details					Bank CIN		Ref. No.		10000502024060704040	
Cheque/DD No.					Bank Date		RBI Date		07/06/2024-14:25:14	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
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
अदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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