Sahil M. Bhangde
LL.B
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 010
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

FORMAT – A
(Circular – 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : ***Title Clearance Certificate with Respect to Kh. No. 55B admeasuring 1.65 HR of Mouza-Yerla in Tahsil Nagpur (Rural) and District Nagpur (hereinafter refered as the said Plot)***

I have investigated the title of the said plot on the request of **RAVIRAJ VENTURES, a Partnership Firm through its Partner MRS. RAJSHREE RAVINDRA GAIGOLE,** R/o. Vastushilp Colony, Katol Road, Nagpur-440013 **2) Shri. Kishor Shivajirao Chopade** R/o. Quarter No.4/4, V.H.B. Colony, Tukdoji Putla, Nagpur and following documents i.e.

1) **Description Of The Property :**

All that piece and parcel of Non-Agricultural land bearing **Khasara No. 55/B** (Old Bhumapan No. 81) **admeasuring 1.65 HR.** rental at Rs. 7.04 Held in Occupancy Class I Rights of **Mouza – Yerla,** having P.H. No. 3, Khate No. 102 in Revenue Division Nagpur in Tahsil Nagpur (Rural) and District Nagpur and same is Bounded as Under:-

EAST	:	Nalla and Road
WEST	:	Khasara No. 54
NORTH	:	Khasara No. 55/A
SOUTH	:	Khasara No. 55/C and Yerla Village.

2) **Documensts Of The Allotment Of Plots :-** As per List Annexured separatly

3) **7/12 Extract Of The Schedule Of Properties is issued by Talathi Of Mouza- Yerla, dated 08/07/2024 as per the Mutation Entry No. 1720:**

4) **Search Report For 30 Years From 06.07.1994 Till 06.07.2024**

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **Raviraj Ventures through its Parnter Mrs. Rajshree Ravindra Gaigole** is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND

1) **Raviraj Ventures through its Parnter Mrs. Rajshree Ravindra Gaigole**

2) **Qulifying Comments/Remark (if any) : NA**

3/- The report reflecting the flow of the title of the present owners of the property **i.e. Raviraj Ventures through its Parnter Mrs. Rajshree Ravindra Gaigole** on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

Sahil M. Bhangde
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-32
Advocate

NAGPUR
Date : 09.07.2024

SAHIL M. BHANGDE
Advocate

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ANNEXURE

FORMAT – A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

a) That originally all that piece and parcel of land bearing Survey / Gut No. 55/B (Old Bhumapan No. 81) Bhumiswami Rights of Mouza Yerla, bearing P. H. No. 3, Occupancy Class Right I, Th. Nagpur (Rural), Dist. Nagpur was owned and possessed by Shri. Mahendrakumar Gargishankar Mishra being his separate property as entry reflected in the Adhikar Abhilekh Panji 1954-55..

b) That during the course of time the Government of Maharashtra and Land Revenue Department had carried out remeasurement & settlement in the year 1987-1988 and the said Field / Survey / Khasra No. 81 was renumbered as Field / Survey / Khasra No. 55/B of Mouza Yerla, Occupancy Class Right I, Th. Nagpur Rural, Dist. Nagpur and the name of Shri. Mahendrakumar Gargishankar Mishra recorded as owner of Field / Survey / Khasra No. 55/B admeasuring 1.65 H.R in 7/12 extract.

c) That Shri. Mahendrakumar Gargishankar Mishra had left for heavenly abode on 20/05/2018 by leaving behind the Smt. Rajani Mahendrakumar Mishra, Mrs. Smita Mridul bajpai (Miss Smita Mahendrakumar Mishra(and Mrs. Soumya Nisheeth Sharma as being his legal heirs and they had succeeded in the schedule property by virtue of intestate succession and their name was also duly mutated in the Revenue Records i.e. in 7/12 extract as joint owner thereon.

d) That aforesaid owners had sold the schedule property to Raviraj Ventures a partnership firm through its partner Mrs. Rajshree Ravindra Gaigole by executing a Sale Deed, same was registered before the Sub-registrar Nagpur No. 10 Gramin, at Sr. No. 4446/2022 dated 05/08/2022.

e) That by virtue of the said Sale Deed name of Raviraj Ventures a partnership firm through its partner Mrs. Rajshree Ravindra Gaigole recorded in the Revenue Records i.e. in 7/12 extract as ferfar No. 1720.

f) That Raviraj Ventures a partnership firm through its partner Mrs. Rajshree Ravindra Gaigole, thereafter decided to develop the land admeasuring 1.65 HR of demarcating a residential layout thereupon and accordingly he prepared a proposed layout which was submitted with the Nagpur Metropolitan Region Development Authority and same was approved on 28/05/2024.

g) That the aforesaid land bearing KH. No. 55B admeasuring 1.65 HR was pleased to converted for Non-Agricultural uses by the order passed by Hon'ble Tahasildar, Nagpur (Rural) in Revenue Case No. 167/NAP-34/2023-2024, dated 21/06/2024.

1) The 7/12 extract of the respective Khasra is in the name of present owners, i.e. **Raviraj Ventures a through its partner Mrs. Rajshree Ravindra Gaigole**
2) Mutation Entry Numbers 1720.
3) Search Report for 30 years from 06.07.1994 till 06.07.2024 taken from the Sub-Registrar office at Nagpur (Rural) vide GRN No. MH004931296202425E, **dated 09/07/2024**
4) Any other relevant Title : NA
5) Litigation if any : NA

NAGPUR
Date : 09.07.2024

Sahil M. Bhangde
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-32.
Advocate

Sahil M. Bhangde
Advocate

CHALLAN
MTR Form Number-6

GRN	MH004931296202425E	BARCODE	Date	09/07/2024-12:32:41	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Adv Sahil Bhangde
Location	NAGPUR		
Year	2024-2025 From 09/07/1994 To 09/07/2024	Flat/Block No. Premises/Building	Plot No 167
		Road/Street	Bajiprabhu Nagar
		Area/Locality Town/City/District	Nagpur
		PIN	4 4 0 0 3 3

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Kh. No. 55B Old No. 81 Mouza Yerla P. H. No. 3 Khate No. 102 Tahsil Nagpur Rural District Nagpur

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572024070976177	IK0CVEYTK5
Bank Date	RBI Date	09/07/2024-12:24:33	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422148978

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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