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Ashwin R. Patil
ADVOCATE

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.,

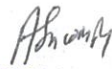
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agriculture land bearing Khasra No. 59, having plotable/saleable area of 12962.04 Sq. Mtrs. out of the total land admeasuring 2.06 Hectare R., held in Bhogwatdar Class-1 Rights, Khate No. 1737 of Mouza - TAKALGHAT, Patwari Halka No. 72 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "ANAND KRISHNAKUNJ", situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District - NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of (1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut, (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. 59**, having **plotable/saleable area of 12962.04 Sq. Mtrs.** out of the total land admeasuring 2.06 Hectare R., held in Bhogwatdar Class-1 Rights, Khate No. 1737 of **Mouza - TAKALGHAT**, Patwari Halka No. 72 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**ANAND KRISHNAKUNJ**", situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District - NAGPUR. **BOUNDARIES ARE :- ON THE EAST - KHASRA NO. 61, ON THE WEST - ROAD & PART KHASRA NO. 60, ON THE NORTH - KHASRA NO. 60 and ON THE SOUTH - ROAD & PANDHAN.**


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(2) The Document of allotment of plot/land :- Sale Deed Dated 31.03.2021 for land bearing Khasra No. 59 executed by (1) Mr. Rakesh Mukundrao Pannase, (2) Mrs. Anusaya Mukundrao Pannase, (3) Mrs. Pradnya Rakesh Pannase, (4) MRs. Asha Jivanrao Choudhari, (5) Mrs. Usha alias Viyayat Vijayrao Raut, (6) Mrs. Nirmala alias Alka Ashokrao Bhoyar, (7) Mrs. Jayashree Vijayrao Thakare, (8) Mrs. Sharda Liladhar Daf and (9) Mrs. Archana Vaibhavrao Choudhari in favour of **(1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut**, bearing Registered Serial No. 5712/2021, Regd. on 29.07.2021.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2199 dated 23.08.2021.

(4) Search report for 30 years from 1995 to 2024

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. 59, having **plotable/saleable area of 12962.04 Sq. Mtrs.** out of the total land admeasuring 2.06 Hectare R., held in Bhogwatdar Class-1 Rights, Khate No. 1737 of Mouza - **TAKALGHAT**, Patwari Halka No. 72 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**ANAND KRISHNAKUNJ**", situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District - NAGPUR.

**(1) Mr. Anand Kewalramji Churad,
(2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and
(3) Mr. Atul Khushalrao Raut**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **(1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **(1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 19.12.2024


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

1) 7/12 Extract of land bearing Survey/Khasra No. 59 issued by Village Officer, Takalghat, Hingna as on date of application for registration

The name (1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut are recorded in the 7/12 Extract issued by Village Officer, Takalghat, Hingna bearing Khasra No. 59, having an area of 2.06 Hectare R., Land Revenue Rs. 13.55/-, held in Bhogwatdar Class-1 Rights of Mouza – TAKALGHAT, Patwari Halka No. 78, situated at Village – Takalghat, within the limits of the Grampanchayat Takalghat, in Tahsil – Hingna and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 59 issued by Village Officer, Takalghat, Hingna reveal that vide Mutation Entry /Ferfar Entry No. 2199 dated 23-08-2021, the name of (1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut are recorded as owner of the said lands.

3) Search report for 30 years from 1995 to 2024 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 59, having area of 2.06 Hectare R., Land Revenue Rs. 13.55/-, held in Bhogwatdar Class-I Rights of Mouza – TAKALGHAT, Patwari Halka No. 78 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Takalghat in Tahsil – Hingna and District - NAGPUR, Originally belonged to (1) Smt. Rasikabai Wasudeorao Rakshamwar, (2) Smt. Usha Prakash Rakshamwar and (3) Mr. Sachin Murlidharrao Gangreddiwar, as recorded Joint Owners thereof being their separate property and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.


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THAT, the aforesaid joint Owners (1) Smt. Rasikabai Wasudeorao Rakshamwar, (2) Smt. Usha Prakash Rakshamwar and (3) Mr. Sachin Murlidharrao Gangreddiwar jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 59, having area of 2.06 Hectare R., Land Revenue Rs. 13.55/-, held in Bhogwatdar Class-I Rights of Mouza – TAKALGHAT, Patwari Halka No. 78 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Takalghat in Tahsil – Hingna and District - NAGPUR, by way of Sale to (1) Mr. Rakesh Mukundrao Pannase, (2) Mrs. Anusaya Mukundrao Pannase, (3) Mrs. Pradnya Rakesh Pannase, (4) MRs. Asha Jivanrao Choudhari, (5) Mrs. Usha alias Viyayat Vijayrao Raut, (6) Mrs. Nirmala alias Alka Ashokrao Bhoyar, (7) Mrs. Jayashree Vijayrao Thakare, (8) Mrs. Sharda Liladhar Daf and (9) Mrs. Archana Vaibhavrao Choudhari jointly, by a Sale Deed Dated 16.09.2005, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 4968/2005 on 16.09.2005 and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid the then joint Owners (1) Mr. Rakesh Mukundrao Pannase, (2) Mrs. Anusaya Mukundrao Pannase, (3) Mrs. Pradnya Rakesh Pannase, (4) MRs. Asha Jivanrao Choudhari, (5) Mrs. Usha alias Viyayat Vijayrao Raut, (6) Mrs. Nirmala alias Alka Ashokrao Bhoyar, (7) Mrs. Jayashree Vijayrao Thakare, (8) Mrs. Sharda Liladhar Daf and (9) Mrs. Archana Vaibhavrao Choudhari jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 59, having area of 2.06 Hectare R., Land Revenue Rs. 13.55/-, held in Bhogwatdar Class-I Rights of Mouza – TAKALGHAT, Patwari Halka No. 78 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Takalghat in Tahsil – Hingna and District - NAGPUR, by way of Sale to (1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut jointly, by a Sale Deed Dated 31.03.2021, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 5712/2021 on 29.07.2021. As a result therefore the aforesaid (1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut, jointly have now become an exclusive, absolute and full joint owners of the property bearing Khasra No. 59, having an area of 2.06 Hectares R. of Mozua – Takalghat with heritable and transferable rights therein and the same is also mutated in its name in all relevant records and also mutated in 7/12 Extract.


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THAT, the Layout of the said entire land bearing Khasra No. 59 having an area of 2.06 Hectare R. by carving out various Plots of different sizes therein and to be known and styled as "ANAND KRISHNAKUNJ" and the said layout is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide its Letter No. SaSanNag/1420 dated 25.03.2010.

THAT, in pursuance of the aforesaid finally sanctioned and approved layout, the aforesaid entire land bearing Khasra No. 59 of Mouza – TAKALGHAT, P.S.K. 72, having total area of 2.06 Hectares R. (i.e. 20600 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 27.09.2024 passed in Revenue Case No. 07/N.A.P.-34(Sanad)/2024-25 of Mouza – Takalghat and in pursuance of the aforesaid Non Agricultural Order and finally sanctioned layout and also provision under Section 42A of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna has also granted Sanad/Annexure B to the aforesaid property.

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. 59.**
- (ii) Sale Deed Dated 31.03.2021 for land bearing Khasra No. 59 executed by (1) Mr. Rakesh Mukundrao Pannase, (2) Mrs. Anusaya Mukundrao Pannase, (3) Mrs. Pradnya Rakesh Pannase, (4) MRs. Asha Jivanrao Choudhari, (5) Mrs. Usha alias Viyayat Vijayrao Raut, (6) Mrs. Nirmala alias Alka Ashokrao Bhoyar, (7) Mrs. Jayashree Vijayrao Thakare, (8) Mrs. Sharda Liladhar Daf and (9) Mrs. Archana Vaibhavrao Choudhari in favour of **(1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut**, bearing Registered Serial No. 5712/2021, Regd. on 29.07.2021.
- (iii) Sanctioned Layout Plan Dated 25.03.2010 for Khasra No. 59.
- (iv) Non Agricultural Order Dated 27.09.2024 for Khasra No. 59.

THAT all the aforesaid documents produced before by **(1) Mr. Anand Kewalramji Churad, (2) Mr. Rajesh alias Rajendra alias Raju Pundlikrao Dighade and (3) Mr. Atul Khushalrao Raut** 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.


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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. 59 of Mouza – TAKALGHAT in Tahsil – Hingna and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide Challan GRN No. MH010447968202425E dated 25.10.2024.

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 : 19.12.2024


(Ashwin Patil)

Advocate

ASHWIN R. PATIL
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Khamla Road, Nagpur-46

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 1
Date: 2024.12.19 22:16:22 IST
Reason: GRAS Secure Document
Location: India

