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इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 78 दिनांक: 07/01/2022

गावाचे नाव: देलनवाडी

दस्तऐवजाचा अनुक्रमांक: बमप-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. प्रविण एस. चिंतावार रा. पो. तह. ब्रम्हपुरी

वर्णन अर्ज क्रं. 33/2022 अन्वये मौजा - देलनवाडी, तह. ब्रम्हपुरी जि. चंद्रपूर येथील सर्व्हे नं. 114/2 क्षेत्र. 82.45.57 हे.आर चौ.मी.(शोध सन 1993 ते 07/01/2022 पर्यंत एकूण 30 वर्षे)

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Sub Registrar Brahmapuri

दुय्यम निबंधक श्रेणी-१
ब्रम्हपुरी

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011283657202122E दिनांक: 07/01/2022

बँकेचे नाव व पत्ता:

Pravin S. Chintawar
Advocate
R No. 3127 / 2005

Shiwaji Nagar Bramhapuri
Dist . Chandrapur.

Mob. No. - 9049664354

FORMAT -A

(Circular No. 28/2021)

To,

MahaRERA
Housefin Bhavan, Plot no. C-21 E Block,
Vandre-Kurla Complex Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Nonagricultural land Survey no. 114/2, situated at Delanwadi ward Bramhapuri, Tah. Bramhapuri, District Chandrapur.(hereinafter referred as the said "N.A. Land")

Ihave investigated the title of the said land on the request of owners Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri, R/o Bramhapuri, Tah. Bramhapuri , Distt.Chndrapur and following documents:-

1) **Description of Property**:- N.A. Land Survey No. 114/2 lateron divided into 27plots at mouza Delanwadi, P. H. No. 12, Tah. Bramhapuri, Distt. Chandrapur.
Bounded as under:-
East - Land of Survey No. 111
West - Land of Survey No. 115
North - 18.00m Wide D. P. Road
South -Land of Survey No. 113

2) The documents of allotment of extracts of Survey no. 114/2 N.A. land of Delanwadi
a) N.A. order Dt. 05/01/2022
b) Sanctioned Layout dt. 21/12/2021.
Mutation extract dt.31/03/2005 & dt. 22/11/2006

3) 7/12 extract of property card issued by Gram Adhikari/Talathi of Saza No. Delanwadi, Tah. Bramhapuri, Distt. Chandrapur.

4) 7/12 extract or property card issued by Talathi Saza No. 12 Bramhapuri, mutation entry No 1174 &1421.
4) Search report for 30 years from 1/1/1993 to 2022 necessary search fee Rs. 750/- paid vide receipt No. 78 dt 07/01/2022.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri owner is clear, marketable and without any encumbrances.

Owners of land

Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri owners bearing Land Survey No. 114/2 area 82.45.57 R out of 0.68.50 H.R. N.A. Land consisting No. of plots 27 of mouza Delanwadi ward Bramhapuri, Distt. Chandrapur.

Qualifying comments/remarks if any-
Title is clear and marketable
3) the report reflecting the flow of the title of the (owner/promoter/developer/company) Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate
(Pravin S. Chintawar)

Date:-11/01/2022

1) Description of Property:-

All that piece and parcel of following land situated at Mouza Delanwadi Bramhapuri, P.H. No. 12, RIC Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur.

Survey no.	Area R.	Right
114/2	82.45.57 Out of 0.68.50	Occ. N.A

Survey No. 114/2 having 27 plots which as:-

Schedule Of Plots (As per Layout plan)

Plot Nos	Plot area(Sq.m)	Corner Rounding Area of Road (Sq.m)	No of Plots	Remaning Plot Area of Plot (Sq.m)	Total Area of Plot (Sq.m)	Permissible Built Up Area on Basic FSI (Sq.m)
A	B	C	D	E	F	G
1	261.00	9.91	1	251.09	251.09	422.57
2, 3, 4	138.00	--	3	138.00	414.00	232.25
5 to 8	126.00	--	4	126.00	504.00	212.05
9	148.80	--	1	148.80	148.80	250.42
10	156.00	--	1	156.00	156.00	262.54
11to 13	126.00	--	3	126.00	378.00	212.05
14	144.00	--	1	144.00	144.00	242.35
15, 16	126.00	--	2	126.00	252.00	212.00
17	313.80	9.91	1	303.89	303.89	511.44
18	260.10	9.91	1	250.19	250.19	421.06
19, 20	126.00	--	2	126.00	252.00	212.05
21	144.00	--	1	144.00	144.00	242.35
22 to 24	126.00	--	3	126.00	378.00	212.05

25	156.00	--	1	156.00	156.00	262.54
26	141.75	4.35	1	137.40	137.40	231.24
27	151.98	--	1	151.98	151.98	255.77
28 AMENITY PLOT	691.49	--	1	691.49	691.49	
Total Resi. Plots			27	Total Area	4021.35	

Dimensions:-

East - Land of Survey No. 111

West - Land of Survey No. 115

North - 18.00m Wide D. P. Road

South -Land of Survey No. 113

2) The documents of Land:-

That **Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri** is acquired the title by virtue of following documents:-

a) 7/12 abstract of Agriculture land Survey No. 114/2, area 82.45.57R.of Delanwadi Ward Bramhapuri in the name of **Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri.** - Seen Original copy.

b) Namuna 8- Seen Original copy

3) 7/12 extract or property card issued by Revenue Department dated 31/03/2005 mutation no.1174, & dt. 22/11/2006, mutation no. 1421.

4) That the title history for the last 30 years i.e. from 1993 to 2022.

FLOW OF THE TITLE OF THE SAID LAND

It is revealed from the perusal of revenue record that That **Shri. Maroti Ragho Pilare & Aadko Ragho Pilare** was the original joint owners of agriculture land Survey no. 114area 1.08 HR situated at Delanwadi Ward Bramhapuri, Tah. Bramhapuri Distt. Chandrapur. Initially they become absolute owner of Agriculture Land of Survey no.114 of Mouza Bramhapuri, P.H. No. 12, R. I. Tah. Bramhapuri, Panchayat samiti, Distt. Chandrapur. They were in undisturbed possession of the said property. Their name was recorded in the revenue record as an absolute owner of Agriculture Land of Mouza Bramhapuri Survey No. 114. Later on after the death of **Shri.Aadku Ragho Pilare** in the year 1993 the above said land was mutated in the name of applicant Smt. Suman Namdev Thengri as a legal heirs. They were in undisturbed possession of the said property. Their name was recorded in the revenue record as an absolute owner of Agriculture Land of Mouza Bramhapuri Survey No. 114. Later on **Shri.Maroti Ragho Pilare** was died and name of Smt. Sakhubai Maroti Pilare mutated as a legal heirs. After the deth of Shri. Narayan Motiram Pilare on dt. 20/01/2005 the other co owners namely Shri. Arun Narayan Pilare & Shri. Prabhakar Narayan Pilare as an his Sons and Smt. Tarabai Balkrushna Tupat as an doughter mutated names as an legal heirs. **Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri** having undisturbed possession of the said property. Their name was recorded in the revenue record as an absolute owner of Agriculture Land of Mouza Bramhapuri Survey No. 114/2. After that the above said land 82.45.57 R. out of 0.68.50R ie 6850.00 Sq.mt.was converted into Non Agriculture residential purpose by way of order of Honble Chief Executive Officer Nagarparishad Bramhapuri under Final Ord.No.2022/04, dated 05/01/2022. Therefore the above said land was converting into Non- Agriculture resident use. The name of **Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri** is duly mutated in revenue record. They were in undisturbed possession of the said property. Their name was recorded in the revenue record .The title of **Shri. Arun Narayan Polare, Smt. Tarabai Balkrushna Tupat, Shri. Prabhakar Narayan Pilare, Smt. Sakhubai Maroti Pilare & Smt. Suman Namdev Thengri is** legal and absolute.

In my opinion **Shri. Prabhakar Narayan Pilare & Others 4 is** absolute owner of the said property which is more specifically described in the schedule annexed herewith?

5) I have taken search from the office of Sub registrar Bramhapuri from 1/1/1993 to 2022 by paying necessary search fees Rs.750/- Under Echallan no. MH011283657202122E, Recp. No. 78, Application No. 33/2022, dt. -07/01/2022.

Thus, I have taken search for the period of 30 years.

6) On the basis of search made by me and the document placed before me. I am satisfied that the property referred in schedule is owned by **Shri. Prabhakar Narayan Pilare & Others 4**and it's free from encumbrances, lien, mortgage or any other charges claim affecting cleared title to the said property.

7) I am satisfied that the property is heritable and transferable and the transferor has the right to transfer. All necessary practice have been joined the document and document have desired effect, facts and event material to title have been satisfactorily proved.

8) I have also confirmed from Govt. and public land acquisition authorities that the property described in schedule is not subject to any acquisition from these authorities.

9) In the result I have to state that I have made necessary searches I am satisfied that the property in question is free from all encumbrances.

Also I examined the title of the relevant provision of urban land ceiling and regulation Act 1976 and rule from the record. The schedule property is not found subject of ceiling.

SCHEDULE OF PROPERTY

All that piece and parcel of following Land, That Shri. Prabhakar Narayan Pilare & Others 4 is absolute owner of Land of Mouza Bramhapuri, P.H. No. 12, R. I. Tah. Bramhapuri, Survey No. 114/2 area 82.45.57 H.R. out of 0.68.50 H.R. N.A. Land at Delanwadi Ward Bramhapuri, Tah.Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur,

(A)Survey no.	Area R. Sq. Mt.	Right
114/2	0.68.50	Occ. N.A

Dimensions:-

Towards East	=	Land of Survey No. 111
Towards West	=	Land of Survey No. 115
Towards North	=	18.00m Wide D.P.Road
Towards South	=	Land of Survey No. 113

Hence this search report.

Bramhapuri

Date :- 11/01/2022

(Adv.P.S.Chintawar)
R/0 Bramhapuri