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इतर पावती

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Regn.: 39M

पावती क्र.: 153

दिनांक: 17/01/2022

गावाचे नाव: नवेगाव मवता

दस्तावेजाचा अनुक्रमांक: वमप-0-2022

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. श्री. वसंत भा. भुसारी रा. पो. तह. ब्रम्हपुरी

वर्णन अर्ज क्र. 63/2022 अन्वये मौजा - नवेगांव मत्ता, तह. ब्रम्हपुरी जि. चंद्रपूर येथील शु.क्र. 82 अकृषक क्षेत्र.
0.29 हे.आर (शेध सन 1993 ते 17/01/2022 पर्यंत एकूण 30 वर्षे)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Brahmapuri

1): देयकाचा प्रकार: eChallan रकम: रु. 750/-
डीडी/क्षनादेश/चे ऑर्डर क्रमांक: MH011729466202122E दिनांक: 17/01/2022
बँकेचे नाव व पत्ता:

सय्यम निबंधक शेरी-२
ब्रम्हपुरी

Vasant Bhusari
Advocate
Reg. No. MAH/528/1971



Peth Ward Bramhapuri,
Distt. Chandrapur
Mob. No. 9422835683,
7507101990

FORMAT - A

(Circular No. 28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate in respect of Survey No. 82/2/1 to 82/2/7 N.A. land of Navegaon (Makta) Tahsil Bramhapuri, Distt. Chandrapur. (hereinafter referred as the said "N.A. Land")

(1) I have investigated the title of Plot No. 1 to 7 Survey No. 82/2/1 to 82/2/7, internal Road area, Amenity space in Survey No. 82 of Navegaon (Makta) on the request of Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande R/o. Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur and perused the following documents :-

- a) Sale deed of agriculture land Survey No. 82 area 0.29 Hector out of 0.43 Hector of Navegaonmakta dt. 03/12/2021 registered as per Dast No. 1536/2021.
- b) 7/12 extract of Plot No. 1 to 7 Survey No. 82/2/1 to 82/2/7 N.A. land of Navegaon (Makta) dt. 14/01/2022.
- c) N.A. order passed by Tahsildar Bramhapuri on 31/12/2021 alongwith approved layout.
- 1) **Description of Property :-** Survey No. 82 N.A. total area 0.29 Hector out of 0.43 Hector situated at Navegaon (Makta), P.H.No.6, RIC Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur.

Bounded as per map of Sanctioned Layout as under :-

East - Survey No. 83
West - Survey No. 81 *and remaining part of survey no. 82 i.e survey no. 82/1*
North - Survey No. 84
South - National Highway

Vasant Bhusari

- 2) Documents of Plot allotment Plot No. 1 to Plot No. 7 Survey No. 82/2/1 to 82/2/7 of Navegaon (Makta).
- 3) 7/12 extract of Plots issued by Gramadhikari of Talathi Saja kramank 6 of Kurza, Tah. Bramhapuri, Distt. Chandrapur.
- 4) Search report for 30 years of 1993 till 2022, Necessary search fee Rs. 750/- paid vide receipt no. 153/2022 dt. 17/01/2022.

(2) On perusal of the above mentioned document and all other relevant documents relating to Title of the said property I am of the opinion that Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande have clear, marketable title without any encumbrances.

Owner of Plots

(1) Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande bearing Plot No. 1 Survey No. 82/2/1 N.A., Plot No. 2 Survey No. 82/2/2 N.A., Plot No. 3 Survey No. 82/2/3 N.A., Plot No. 4 Survey No. 82/2/4 N.A., Plot No. 5 Survey No. 82/2/5 N.A., Plot No. 6 Survey No. 82/2/6 N.A. and Plot No. 7 Survey No. 82/2/7 N.A., total area 1523.905 Square mts. situated at Navegaonmakta, Tah. 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) Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande all R/o Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur on the said Plots is enclosed herewith an annexure.

Encl : Annexure

Date : 17/01/2022


Advocate
(Stamp)

Vasant Bhfusari
Advocate
Station Road, BRAMHAPURI
Distt. Chandrapur
Mob. 9422835693, ☎ : 07177-272160

Reference-
Format-ADate :
(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

It is revealed from the perusal of Revenue record that initially Smt. Bhagubai Narayan Darve was the owner of Agriculture land Survey No. 82 admeasuring area 0.43 Hector situated at Navegaonmakta, Tah. Bramhapuri, Distt. Chandrapur. She died inthe year 1985 she had no issues at the time of her death. She was issueless so far as Law of succession provided inthe section 15(1) of Hindu succession Act 1965, Class I heirs are the son's and daughter's of deceased and her Husband, But Bhagubai Narayan Darve was issueless at the time of her death. Therefore she has no Class I heirs at the time of her dearth. Secondly there are no heirs available inthe first category then comes heirs of the Husband. But inthe said case as per information receive and after perusing Revenue record therewere no person available from the heirs of her Husband and under third category comes the mother and father But inthe said care mother and father of Bhagubai were already dead. Under such circumstances in Forth category comes heirs of her father and Therefore her three brothers namely Dashrath Tulshiram Naktode, Nanaji Tulshiram Naktode and Madhukar Tulshiram Naktode became the legal heirs of Bhagubai Narayan Darve.

Lateron Shri Dashrath Tulshiram Naktode died inthe year 1997 and his wife Radhabai Dashrath Naktode also died living behind their legal sons and daughter namely Shri Ramdas Dashrath Naktode, Tanabai Dashrath Naktode and Shantabai Dashrath Naktode. Thereafter Smt. Shantabai Dashrath Naktode died leaving behind her legal heirs i.e. her son and daughter namely Manda Baliram Bagmare and Vinayak Sakharam Bagmare. Thus after the death of Shri. Dasharath Tulshiram Naktode his above legal heirs namely Shri. Ramdas Dasharath Naktode, Tanabai Dashrath Naktode, Manda Baliram Bagmare and Vinayak Sakharam Bagmare jointly acquired the title of the extent of the share of deceased Shri Dasharath Tulshiram Naktode and became the joint owners of entire Property including agricultural land bearing Gat no. 82. area 0.43 H.R., situated at mouza Navegaon makta, Tah. Bramhapuri, Distt. Chandrapur. The revenue record is mutated accordingly. I have seen the 7/12 extract of the said land.

It is found the Revenue record that, Shri. Nanaji Tulshiram Naktode died on 17/09/2017 leaving behind his following legal heirs.

- | | | |
|----------------------------------|---|----------|
| 1) Smt. Suman Tulshiram Raut | - | Daughter |
| 2) Shri. Sukaldas Nanaji Naktode | - | Son |
| 3) Shri. Avinash Nanaji Naktode | - | Son |
| 4) Malta Nanaji Naktode | - | Daughter |

Thus after the death of Shri. Nanaji Tulshiram Naktode his above named legal heirs jointly acquired the title to the extent of the share of deceased Shri Nanaji Tulshiram Naktode and became the joint owners.

It is found from the Revenue record that, Shri. Sukaldas Nanaji Naktode died leaving behind his following legal heirs.

- | | |
|--------------------------------------|----------|
| 1) Smt. Shubhangi Sukaldas Naktode - | Widow |
| 2) Priyanka Sukaldas Naktode - | Daughter |
| 3) Sou. Monika Dadaji Kharkate - | Daughter |
| 4) Sou. Sima Jitendra Bagmare - | Daughter |

Thus after the death of Shri. Sukaldas Nanaji Naktode his above named legal heirs jointly acquired the title to the extent of the share of deceased Shri Sukaldas Nanaji Naktode and became the joint owners.

It is found from the Revenue record that, Shri Madhukar Tulshiram Naktode died on 26/03/2007 leaving behind his following legal heirs.

- | | |
|-------------------------------------|----------|
| 1) Smt. Nirmala Madhukar Naktode - | Widow |
| 2) Shri. Devidas Madhukar Naktode - | Son |
| 3) Shri. Arvind Madhukar Naktode - | Son |
| 4) Smt. Uttara Homchand Anawale - | Daughter |
| 5) Sou. Aruna Avinash Pardhi - | Daughter |

Then after the death of Shri. Madhukar Tulshiram Naktode his above named legal heirs jointly acquired the title to the extent of the share of deceased Shri. Madhukar Tulshiram Naktode and became the joint owners.

It is found from the Revenue record that, Shri. Arvind Madhukar Naktode died leaving behind his following legal heirs.

- | | |
|----------------------------------|----------|
| 1) Smt. Bharti Arvind Naktode - | Widow |
| 2) Shri. Nikhil Arvind Naktode - | Son |
| 3) Vaishnavi Arvind Naktode - | Daughter |

Then after the death of Shri. Arvind Madhukar Naktode his above named legal heirs jointly acquired the title to the extent of the share of deceased Shri Arvind Madhukar Naktode and became the joint owners.

Thus Shri. Ramdas Dasharath Naktode, Tanabai Dasharath Naktode, Manda Baliram Bagmare, Vinayak Sakharam Bagmare, Aruna Avinash Pardhi, Avinash Nanaji Naktode, Uttara Homchand Anawale, Devidas Madhukar Naktode, Nikhil Arvind Naktode, Nirmala Madhukar Naktode, Priyanka Sukaldas Naktode, Bharti Arvind Naktode, Malta Nanaji Naktode, Monika Dadaji Kharkate, Vaishnavi Arvind Naktode, Shubhangi Sukaldas Naktode, Sima Jitendra Bagmare and Suman Tulshiram Raut were the joint owners and in possession of said agricultural land bearing Gat No. 82, admeasuring area 0.43 H.R. Class I Revenue Circle Arthernawargoan, Grampanchayat Kothurna, Z.P. Chandrapur, Tah. Bramhapuri, Distt. Chandrapur. Their names were duly recorded as owner of the said land in revenue record including 7/12 extract. I have seen the 7/12 extract of the said land.

Lateron Tanabai Dasharath Naktode, Manda Baliram Bagmare and Vinayak Sakharam Bagmare, Devidas Madhukar Naktode, Nikhil Arvind Naktode, Vaishnavi Arvind Naktode, Bharti Arvind Naktode, Uttara Homchand Anawale, Aruna Avinash Pardi and Nirmala Madhukar Naktode given up their all right and share without consideration by way of relinquishment deed on dated 21/03/2021 in favour of Ramdas Dashrath Naktode, Priyanka Sukaldas Naktode, Monika Dadaji Kharkate, Sima Jitendra Bagmare, Shubhangi Sukaldas Naktode, Avinash Nanaji Naktode, Suman Tulshiram Raut and Malta Nanaji Naktode which is duly registered before Sub Registrar Bramhapuri on dated 22/03/2021 as per Dast No. 442/2021 of book no. 1. Thus Ramdas Dashrath Naktode, Priyanka Sukaldas Naktode, Monika Dadaji Kharkate, Sima Jitendra Bagmare, Shubhangi Sukaldas Naktode, Avinash Nanaji Naktode, Suman Tulshiram Raut and Malta Nanaji Naktode became the Co-owners of the said property. Their names were duly recorded as owners of the said land in revenue record.

Lateron Shri Ramdas Dashrath Naktode, Priyanka Sukaldas Naktode, Monika Dadaji Kharkate, Seema Jitendra Bagmare, Shubhangi Sukaldas Naktode, Avinash Nanaji Naktode, Suman Tulshiram Raut and Malta Nanaji Naktode jointly sold Agriculture land admeasuring area 0.29 Hectore out of total area 0.43 Hectore belonging to Survey No. 82 of Navegaonmakta to Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande on 03/12/2021 by virtue of registered sale deed and delivered possession. Thus Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande became the Co-owners of agriculture land Survey No. 82 area 0.29 Hectore out of 0.43 Hectore of Navegaon (Makta) on 03/12/2021 and since then they are in undisturbed possession of the said property. I have seen the original copy of Registered sale deed dt. 03/12/2021 and found that it is properly stamped, properly registered, legal and genuine. I have confirmed the said date of registration of sale deed from the record of office of Sub Registrar Bramhapuri at the time of taking search and found that it is properly registered as per Dast No. 1536/2021.

Lateron Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande jointly filed the application before Tahsildar Bramhapuri on 05/05/2021 for the purpose of conversion of agriculture land Survey No. 82 area 0.29 Hectore out of 0.43 Hectore of Navegaon (Makta) into Nonagriculture for residential use. Accordingly Tahsildar Bramhapuri had gone through the record and merit of the case and prima facie satisfied with the title of Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande. Therefore the Tahsildar Bramhapuri passed the N.A. order on 31/12/2021 in the R. Case No. 12/NAP-34/2021-2022, granted N.A. permission and converted agriculture land Survey No. 82 area 0.29 Hectore out of 0.43 Hectore of Navegaon (Makta) into Nonagriculture for residential use and approved layout. By the said order he allowed to be divided the said land into total 7 plots, road and Amenity space etc. Lateron separate Survey numbers were given to each Plot in the layout by the Revenue authority. Accordingly Survey No. 82/2/1 was given to Plot No. 1, Survey No. 82/2/2 was given to Plot No. 2, Survey No. 82/2/3 was given to Plot No. 3, Survey No. 82/2/4 was given to Plot No. 4, Survey No. 82/2/5 was given to Plot No. 5, Survey No. 82/2/6 was given to Plot No. 6 and Survey No. 82/2/7 was given to Plot No. 7.

Lateron the name of Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande have been mutated inthe Revenue record 7/12 extract of N.A. land Survey No. 82/2/1 to 82/2/7 of Navegaonmakta as a owners of Plot No. 1 to 7. I have seen original Revenue record 7/12 extract of N.A. land Survey No. 82/2/1 to 82/2/7 of Navegaon (Makta) inthe names of Anjali Ashish Karande and Ashish Madanrao Karande as a owners and also seen certified copy of said 7/12 dt.14/01/2022 and found to be genuine. As per clause 6 of terms and conditions of N.A. order dt.31/12/2021 total area of Survey No. 82 is 0.29 Hector and Plot area is 1523.905 Sq. mts. The 10% of total Plot area 1523.905 Sq. mts. is 152.390 Square mts., and the area of Plot No. 2 is 153.600 Sq. mts. It is approximately same. The Plot No. 2 can keep reserve and under such circumstances the owner can transfer Plot No.2 subject to permission of Tahsildar Bramhapuri at the time of sale of Plot No. 2.

I found that the said property is easily marketable and free from all encumbrances. That Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande have got absolute, valid and clear title to the said property.

The chain of title is property established and is unbroken. That **Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande** have got, clear valid and marketable title.

In my opinion That **Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande** are absolute owners of the said property which is specifically described in the schedule annexed herewith.

SCHEDULE OF PROPERTY

All that piece and parcel of following Nonagriculture Land of **Sau. Anjali Ashish Karande** and **Shri Ashish Madanrao Karande** situated at Navegaon (makta), P. H. No. 6, RIC Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur.

Original Area Right
Survey No. H. R.
82 0.29 out of 0.43 H.R. Nonagriculture

AREA STATEMENT :

1	AREA OF PLOT	4300.000 SQ.MT.
a	AS PER OWNERSHIP DOCUMENT	4300.000 SQ.MT.
b	AS PER MEASUREMENT SHEET	4300.000 SQ.MT.
c	AREA UNDER LAYOUT	2900.000 SQ.MT.
2	DEDUCTON FOR	
a	PROPOSED O.P./D.P./R.P.ROADS WIDEING AREA/SERVICE/HIGHWAY WIDENING	510.000 SQ.MT.
b	ANY RESERVATION	0.000
	Total Deductions (a+b)	510.00 SQ.MT.
3	BALANCE AREA OF PLOT (1-2)	2390.000 SQ.MT.
4	AMINITY SPACE (IF APPLICABLE)	0.000 SQ.MT.
5	NET AREA OF PLOT (3-4)	2390.000 SQ.MT.
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.000 SQ.MT.
7	INTERNAL ROAD AREA	866.095 SQ.MT.
8	SERVICE ROAD AND HIGHWAY	0.000
9	PLOTABLE AREA	1523.905 SQ.MT.

SCHEDULE OF PLOTS (As per layout plan)

Sr. No.	Plot No.	Area of each Plot in Sq. Mt.	Assessment Rs.
1	2	3	4
1	1	681.363	34.00
2	2	153.600	8.00
3	3	146.200	7.00
4	4	156.490	8.00
5	5	149.223	7.00
6	6	119.000	6.00
7	7	118.030	6.00
	Total	1523.905	76.00

Dimension of N.A. Land area 0.29 Hector :-

East - Survey No. 83
West - Survey No. 81 and Remaining part of Survey No. 82 ie Survey No. 82/1
North - Survey No. 84
South - National Highway

Bramhapuri

Date : 17/01/2022

(Vasant B. Bhusari)
Advocate, Bramhapuri

Vasant Bhusari
Advocate
Station Road, BRAMHAPURI
Distt. Chandrapur
Mob. 9422835683, 97177-272160