

Offi-

DEVIDAS G. KARKADE

In front of New Bus stand

Advocate

Musabhai Nagar, Nagbhid-441205

Mob- no. 9423608134

FORMAT -A

To,

MAHARERA

Headquarter,

Mumbai (Maharashtra)

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to All that piece and parcel of Land admeasuring area 0.66 Hectar being a portion of survey no. 229/3 total admeasuring an area 0.66 Hectar Class- I Asstt.6.00 Khate No, 5655 Patwari Halka No. 12 of Mouza- Navkhala Tah- Nagbhid Distt. Chandrapur(Hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of Mr. Vijay s/o, Tulshiram Yerne & Mr. Swapnil s/o, Ramesh Yerne R/o, , Nagbhid Tah- Nagbhid Distt. Chandrapur and fallowing documents i.e.

6) Description of the Property :-

All that piece and parcel of Land admeasuring area 0.66 Hectar being a portion of survey no. 229/3 total admeasuring an area 0.66 Hectar Class- I Asstt.6.00 Khate No, 5655 Patwari Halka No. 12 of Mouza- Navkhala Tah- Nagbhid Distt. Chandrapur and bounded as under ;

- ON EAST :- Agriculture land SHri, Shalikram Tumram
- ON WEST :- Nagpur-Nagbhid- NH no. 353D high way road
- ON NORTH :- Agriculture land of Shri, Anandrao Khobragade
- ON SOUTH :- Navkhala -Bothali road

7) THE DOCUMENTS OF ALLOTTED LAND :-

- a) 7/12 Extract of Survey no. 229/3
- b) Gao Namuna 8"A" of Khata No. 5655 of Mouza- Navkhala


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Chandrapur-441205

e) Sale deed dated 6/05/2002.

f) N.A. Order Passed dtd. 10/08/2021 by the Planning Officer/CEO of Nagar Parishad, Nagbhid as per Mah. Govt. G.R. dtd. 22/12/2014 in respect of amendment I sec-37 of M.L.R. code 1966. & Mah. Govt. resolution NAP-2016/Pra.kra.7/T-3 dtd. 22nd January 2016.

g) Sanad granted by Tahsildar Nagbhid vide R.M. no. 01/NAP-34/2021-22 as per schedule- 8 format under the provision of sec. 42-A of M.L.R. code.

h) Layout Map Granted and sanctioned by town planning officer, Chandrapur. On dtd. 7/04/2021.

8) 7/12 Extract of plot no. 229/3/1, 229/3/2, 229/3/3, 229/3/3, 229/3/4, 229/3/5, 229/3/6, 229/3/7, 229/3/8, 229/3/9, 229/3/10, 229/3/11, 229/3/12, 229/3/13, 229/3/14, 229/3/15, 229/3/16, 229/3/17, 229/3/18 Issued by Gram Adhikari (Talathi) dtd. 18/10/2021, Mutation entry no. 2599

9) Search report for 30 years from 01/01/1993 till 11/03/2022.

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 Owner i.e. Mr. Vijay s/o, Tulshiram Yerne & Mr. Swapnil s/o, Ramesh Yerne R/o, , Nagbhid is clear, Marketable and without encumbrances.

OWNERS OF THE LAND

f) That, Mr. Vijay s/o, Tulshiram Yerne & Mr. Swapnil s/o, Ramesh Yerne are the legal owner and possessors of the Land admeasuring an area 0.66 Hecter being a portion of Survey no. 299/3, Class-I Rights Asstt. -00 Khata no.5655 Patwari Halka No. 12 of Mouza-Navkhala Tah- Nagbhid Distt. Chadrapur.

10) The Report reflecting the flow of the title of the Owner/s on the said land is enclosed herewith as annexure.

Encl: Annexure.

Nagbhid

Dated:- 14/03/2022

(Devidas G. Karkade)

Advocate

Adv. Devidas G. Karkade

Regd. No. MAH/1090/2001

Dtd. 11th April, 2001

At: Municipal Nagar, Nagbhid.

Pin-510001 Dist- Chandrapur-441201

Office- Ishant Bhavan

DEVIDAS G. KARKADE

In front of New Bus stand

Advocate

Musabhal Nagar, Nagbhid-441205

Mob- no. 9423608134

FORMATE -A**FLOEW OF TITLE OF THE SAID LAND :-**

That, the title history of the last 30 yrs. shows that, from the document place before me and information receive from the barrower/ applicant and search made by me, the history of the ownership and title of the property on dtd.1/1/1993 this is the commencing date of my investigation shows that,

1) It reveals from the perusal of the record that, Originally, **Shri, Ambadas s/o, Dayaram Sontakke and Shri, Manohar Dayaram Sontakke r/o, Navkhala** were the owners of agriculture land property bearing survey No. 229/3 area 0.66 H.R. Asstt. 6-00 Class- I Situated at mouza- **Navkhala** Tah- **Nagbhid** Dist. **Chandrapur**. They were in undisturbed & peaceful possession of the said agriculture property till the year 2002.

2) Thereafter, **Shri, Ambadas s/o, Dayaram Sontakke and Shri, Manohar Dayaram Sontakke r/o, Navkhala** sold land admeasuring an area 0.66 H.R. of survey no. 229/3 of Mouza- **Navkhala** to **Shri, Ramesh s/o, Tulshiramji Yerme r/o, Nagbhid** by way of registered sale deed dtd. 6/05/2002 which is registered in the office of sub-registrar, **Nagbhid Tah- Nagbhid Distt Chandrapur** vide dast no. 367/2002 on dtd. 06/05/2002. I have gone through the said sale deed and tallied with the record of Sub-registrar, **Nagbhid** and found the same document is registered vide dast no. 367/ 2002 and I also found that, it is properly stamped and registered as per the law of registration act and said document of sale deed found genuine. Thus, by virtue of the said sale transaction **Shri, Ramesh s/o, Tulshiram Yerme** became the absolute owner of the land admeasuring an area 0.66 H.R. of

Adv. Devidas G. Karkade

Regd. No. MAH/1000/2001

Dtd. 11th April, 2009

R/o. Musabhal Nagar, Nagbhid.

Musabhal Nagar, Nagbhid-441205

Survey no. 229/3. Accordingly, mutation have been taken by the name of Shri, Ramesh s/o, Tulshiram yerne Tahliyani on the land admeasuring an area 0.66 of Survey no. 229/3 and said area 0.54 H.R. registered separately in the revenue record and it has got separate survey no. 193/1 area 0.54 H.R.

3) That, the owner of Shri, Ramesh Tulshiram Yerne was the Karta of their joint family and said property was purchased by him from the joint family business funds. In the year 2002 joint family partition were taken place between Shri, Ramesh Tulshiram Yerne and his brother, Vijay and Anil Tulshiram yerne. In the said joint family partition the area 0.33 H.R. out of said land survey no. 229/3 area 0.66 H.R. have been given to Shri, Vijay s/o, Tulshiram Yerne. Accordingly, as per joint family partition mutation of Shri, Vijay s/o, Tulshiram Yerne has taken as a owner of the land admeasuring an area 0.33 H.R. of Survey no. 229/3. However, Shri, Ramesh s/o, Tulshiram yerne and Shri, Vijay Tulshiram Yerne became the owner of the land admeasuring an area 0.33 H.R. each of survey no. 229/3 of Mouza- Navkhala Tah- nagbhid Distt. Chandrapur.

Thereafter, Shri, Ramesh s/o, Tulshiram Yerne died on 28/11/2020. Before his death he had left the registered will dtd. 03/01/2014 of their movable and immovable property in favour of his only son Swapnil s/o, Ramesh yerne. The said will deed is registered in the office of Sub-registrar, Nagbhid vide no. 3/2014. As per the said will dtd. 3/1/2014 Shri, Swapnil s/o, Ramesh Yerne became the owner of the land admeasuring an area 0.33 H.R. of survey no. 229/3 of Mouza- Navkhala and accordingly, Shri, Swapnil Ramesh yerne is mutated on the land vide mutation entry no. 2553 dtd. 3/5/2001. Thus, Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne are the owner of the land admeasuring an area 0.33 H.R. each in the survey no. 229/3 and they are recorded jointly in the revenue record.

4) That, the Village Navkhala have been merged in the Nagar Parishad Nagbhid and said property survey no. 229/3 is situated in the Nagar Parishad area of Nagbhid. Hence, Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid filed an application before the Planning Officer / CEO, Nagar


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Kopd. No. MAH/1000/2001
Dtd. 15th April, 2001
Municipal Nagar, Nagbhid,
Taluka Zari, Chandrapur-431715

Parishad, Nagbhid for the conversion of land Survey no. 229/3 area 0.66 H.R. into the Non-agriculture residential purpose along with the relevant documents and no objections. The Hon'ble the Planning Officer / CEO, Nagar Parishad, Nagbhid registered case vide case no. 1647/ 2021 of Mouza- Navkhala. The Hon'ble the Planning Officer / CEO, Nagar Parishad, Nagbhid gone through the entire record Survey no. 229/3 area 0.66 H.R. of mouza- Navkhala Tal. Nagbhid and satisfied with the title of them and considering the relevant documents. No objection given by the concern departments i.e. P.W.D., M.S.E.D. rehabilitation office Chandrapur, Land acquisition authority, Chandrapur, Health department and other relevant departments granted permission for the conversion of said agriculture land survey no. 229/3 area 0.66 H.R. in to non-agriculture residential purpose on 10/8/2021 as per the power conferred by the Mah. Govt. G.R. dtd. 22/12/2014 making amendment in sec-37 of M.L.R. code 1966 and also the Mah. Govt. resolution NAP-2016/Pro. Kta.7 /1-1 dtd. 22 /01/ 2016. Then, the said permission was send to the Hon'ble Tahsildar, Nagbhid for grant of Sanad to the permission sanctioned for the non-agriculture residential by the Planning office/ CEO, Nagar parishad, Nagbhid. Thereafter, the Hon'ble, Tahsildar, Nagbhid gone through the entire documents and relevant order dtd. 10/8/2021 passed by Planning office/ CEO, Nagar parishad, Nagbhid and sanctioned SANAD to the N.A. permission as per power delegated u/s 42-A of Maharashtra land revenue code 1966 and passed an order on 23/01/2022 vide W.M. no.01/NAP-34/2021-22. The layout plan have been duly approved by town planning authority, Chandrapur on 07/04/2021 and recommendation given to Planning office/ CEO, Nagar parishad, Nagbhid for grant final permission. Accordingly, Planning office/ CEO, Nagar parishad, Nagbhid granted permission for the conversion of said agriculture land of survey no. 229/3 area 0.66 H.R. in to non-agriculture residential purpose.

5) Later on, as per the approved plan of Town planning officer, Chandrapur Shri. Vijay s/o, Tulshiram Yerne and Shri. Swapnil s/o, Ramesh yerno r/o, Nagbhid made in all 18 of Non-agriculture Survey no. 229/3 area 0.66 H.R. of Mouza- Navkhala and made separate revenue record of said plots vide no. 7/12 Extract of plot no. 229/3/1, 229/3/2, 229/3/3, 229/3/3, 229/3/4, 229/3/5, 229/3/6.

229/3/7, 229/3/8, 229/3/9, 229/3/10, 229/3/11, 229/3/12, 229/3/13, 229/3/14, 229/3/15, 229/3/16, 229/3/17, 229/3/18 vide Mutation entry No. 25/9 dtd 18/10/2021

6) All these plots are recorded in the name of Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid as a owner in the revenue record of Mouza- Navkhala Tah- Nagbhid Distt. Chandrapur vide Khata No. 5655.

7) That Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid are in possession of the said plots mentioned above. The said land of plot no. 229/3/1, 229/3/2, 229/3/3, 229/3/4, 229/3/5, 229/3/6, 229/3/7, 229/3/8, 229/3/9, 229/3/10, 229/3/11, 229/3/12, 229/3/13, 229/3/14, 229/3/15, 229/3/16, 229/3/17, 229/3/18 of survey no. 229/3 of Mouza- Navkhala are recorded in the revenue record of Mouza- Navkhala by the name of them. Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid are the absolute owners of schedule property plots arising out of survey no. 229/3 area 0.66 H.R. of Mouza- Navkhala Tah- Nagbhid Distt. Chandrapur

8) I have seen the original copy of 7/12 extracts of the above plots of survey no. 229/3 of Mouza- Navkhala Tah- Nagbhid Distt. Chandrapur mentioning the name of Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid as a owner and record is found genuine.

9) I have taken search by inspecting the Index II Registered of registrar, Nagbhid for the period of 30 year from 01/01/1993 to 11/03/2022 by depositing necessary fees vide Challan No. MH034468541202122E and receipt No.415 dtd 11/03/2022

10) During the course of my inspection, I do not find encumbrance, Charges and litigation and whatsoever over the said land. That, the title of Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid having good valid and marketable title in respect of land admeasuring an area 0.66 H. portion of Survey no. 229/3 of Mouza- Navkhala on the date of search report. The said


Adv. David G. Karkade
Regt. No. MAH/1000/2081
Dtd: 11th April, 2021
S/o. Musabhai Nagar, Nagbhid,
Distt. Chandrapur-441 118

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property is situated within the Nagar Parishad area Nagbhid and also adjacent to the NH 353-D and hence, schedule property is marketable and free from all encumbrances.

11) The chain of title is properly established and is unbroken Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid has valid clear and marketable title.

12) In my opinion, Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid are absolute owners of the said property of NA survey no. 229/3 area 0.66 H.R. and plots arising thereof which is specifically described in the schedule annexed here with.

Date: 14/3/2022

Place: Nagbhid

(Devidas G. Karkade)

Advocate

Adv. Devidas G. Karkade
Regd. No. MAH/1000/2001
Dtd. 11th April, 2001
R/o. Musabhal Nagar, Nagbhid

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12) In my opinion, Shri, Vijay s/o, Tulshiram Yerne and Shri, Swapnil s/o, Ramesh yerne r/o, Nagbhid are absolute owners of the said property of NA survey no. 229/3 area 0.66 H.R. and plots arising thereof which is specifically described in the schedule annexed here with.

Date: 14/3/2022

Place: Nagbhid


(Devidas G. Karkade)

Advocate

Adv. Devidas G. Karkade
Regd. No. MA11/1000/2001
Dtd. 11th April, 2001
R/o, Musabhai Nagar, Nagbhid,
Tah. Nagbhid, Dist. Chandrapur-441203

day, 11 March 2022 6:15 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 415 दिनांक: 11/03/2022

मागते नाव:

इस्तऐवजाचा अनुक्रमांक: नमन-0-2022

इस्तऐवजाचा प्रकार:

सादर करण्याचे नाव: श्री वसिदास करकाडे नागभीड

वर्णन नमूने क्र. 160/2022 अन्वये सीजा नागभीड भु.क्र. 229/3 अगदी 0.68 हे.अर भौध्म सन 1993 ते 2022

SEARCHFEE

₹. 750.00

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₹. 750.00

Sub-Registrar Nagbhid

नागभीड

1): दस्तऐवजाचा प्रकार: eChallan रकम: ₹ 750/-

सीजी/वनादेश/पि ऑर्डर क्रमांक: MH014468541202122E दिनांक: 11/03/2022

बॅंकेचे नाव व पत्ता: