

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Subject :- Title clearance certificate in respect of survey no. 70/1 Situated at Mouja - Kharbi, Tah. Bramhapuri, Dist- Chandrapur. (hereinafter referred as the said "N.A. Land")

1) I have investigated the title of the said plot on the request of Smt. Meena Diwakar Makode, R/o Bramhapuri, Tah- Bramhapuri, Dist- Chandrapur and perused the following documents i.e :-

- i. Sale deed of Gat no. 70, area 1.20 H.R. out of 2.37 H.R. of Kharbi dated 29/03/1990 registered as per dast no. 231/1990.
- ii. 7/12 extract of plot no. 1 to 31, Gat no. 70/1/1 to 70/1/31, N.A. land of Kharbi dated 21/07/2022.
- iii. N.A. order passed by Tahsildar Bramhapuri vide revenue case no. 26/N.A.P.-34/2021-2022 on dated 06/06/2022 along with approved layout.
- iv. 7/12 extract of Plots issued by Gram Adhikari of Talthi Saja No. 4 of Khed Makta, Tah- Bramhapuri, Dist - Chandrapur.

1) Description of Property :- Gat no. 70/1, N.A. Land, Total Area 1.19 H.R. out of 1.19 H.R., situated at Kharbi, P.H. No. 4, R.I.C. Bramhapuri, Tah- Bramhapuri, Dist - Chandrapur.

Bounded as per Map of Sanction Layout as under :-

East	-	Gat no. 94, 99 & 100
West	-	Gat No. 67
North	-	Gat No. 100 & National Highway
South	-	Gat No. 70/2

2) The Documents of Allotment of Plot:

- i. Sale deed of agriculture land Gat no. 70, area 1.20 H.R. out of 2.37 H.R. of Kharbi dated 29/03/1990 registered as per dast no. 231/1990.
- ii. 7/12 extract of plot no. 1 to 31, Gat no. 70/1/1 to 70/1/31, N.A. land of Kharbi dated 21/07/2022.
- iii. N.A. order passed by Tahsildar Bramhapuri vide revenue case no. 26/N.A.P.-34/2021-2022 on dated 06/06/2022 along with approved layout.

3) 7/12 extract of Plots issued by Gram Adhikari of Talathi Saja No. 4 of Khed Makta, Tah- Bramhapuri, Dist - Chandrapur.

4) Search report for 30 years of 1993 till 2022, necessary search fee Rs. 750/- paid vide receipt no 1549/2022 dated 30/05/2022.

2) On the 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 **Smt. Meena Diwakar Makode** is clear, marketable without any encumbrances.

Owner of Land :-

(1) Smt. Meena Diwakar Makode Gat no. 70/1, Plot No. 1 to 31 situated at Mouza- Kharbi, Tah- Bramhapuri, Dist- Chandrapur.

(2) Qualifying comments / Remarks if any -

➤ **Title is clear and marketable.**

3) Title report reflecting the flow of the title of the (Owner/Promoter/ Developer/Company) Smt. Meena Diwakar Makode R/o Bramhapuri, Tah- Bramhapuri, Dist- Chandrapur on the said plots is enclosed herewith an annexure.

Encl : Annexure

Date : 22/07/2022


Advocate

(Stamp)

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[ANNEXURE]

FLOW OF THE TITLE OF THE SAID LAND

It is revealed from the perusal of Revenue Record that initially Shri. Dr. Ambardas Gangadas Saokar was the owner of agriculture land gat no. 70, admeasuring area 2.37 H.R., situated at Kharbi, Tah- Bramhapuri, Dist- Chandrapur. He was in undisturbed possession of the said agriculture land. His name was duly recorded as a owner of the said land in revenue record.

Lateron Shri. Dr. Ambardas Gangadas Saokar sold agriculture land, admeasuring area 1.20 H.R. out of total area 2.37 H.R. belonging to gat no. 70 of Kharbi to Smt. Mina Diwakar Makode on dated 29/03/1990 by virtue of registered sale deed book no. 1 as per dast no. 231/1990 and delivered possession. Thus Smt. Mina Diwakar Makode became the owner of agriculture land Gat no. 70/1, area 1.20 H.R. out of 2.37 H.R. of Kharbi on 29/03/1990 and since then she is in undisturbed possession of the said property. I have seen the original copy of registered sale deed dated 29/03/1990 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 the office of sub-registrar Bramhapuri at the time of taking search and found that it is properly registered, book no. 1 as per dast no. 231/1990.

Lateron as per the revenue record and order of Sub Divisional Officer Bramhapuri dated 10/06/2013 vide revenue case no. कावी/उविअ/शिरस्तेदार/२०१३/१६६६ and order of Deputy Superintendent Land Record Department Bramhapuri dated 03/07/2013 vide case no. दु.ली./पु.यो./दु.अ./एस.व्ही.एस.आर./८७४,८७५,८७६/१३ Land Revenue Department Bramhapuri has taken the mutation about area/boundary/name of Gat No. 70/1, 70/2, 93, 94, 95, 96 on dated 21/12/2021 as per mutation no. 313. Therefore the Land Revenue Record 7/12 abstract of Gat no. 70/1 shows that Sou. Mina Diwakar Makode as a owner of 1.19 H.R. instead of 1.20 H.R.

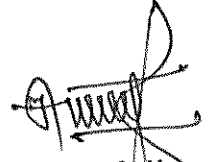
Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr. No.

- 1) 7/12 extract as on date of application for registration are in the same name of present owner, Smt. Meena Diwakar Makode, R/o Bramhapuri, Tah-Bramhapuri, Dist- Chandrapur
- 2) Mutation Entry No. 313
- 3) Search report for 30 years from 1993 till 2022 taken from Sub-Registrar office at Bramhapuri necessary search fee Rs. 750/- paid vide receipt no 1549/2022 dated 30/05/2022.
- 4) Any other relevant title
 - No.
- 5) Litigation if any.
 - Not on record. However, an undertaking from the owner of the land in this respect has been obtained.

Bramhapuri .

Date : 27/07/2022



Adv. J. B. Andelkar

Bramhapuri

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