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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1627 दिनांक: 06/06/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बमप-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. श्री. वसंत भा. भुसारी रा. पो. तह. ब्रम्हपुरी
वर्णन अर्ज क्र. 516/2022 अन्वये मौजा - नवेगांव मत्का तह. ब्रम्हपुरी जि. चंद्रपूर येथील भुमापन क्र. 204/3 अकृष
आराजी 0.59 हे.आर (शोष सन 1993 ते 2022 पर्यंत एकूण 30 वर्षे)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Brahmapuri

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

डीडी/घनान्देश/चे ऑर्डर क्रमांक: MH002902912202223E दिनांक: 06/06/2022

बँकेचे नाव व पत्ता:

ब्रम्हपुरी निवृत्त अधिकारी - १
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. 204/3 area 0.59 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 area Plot No. 1 to 5, Plot No. 6 aminiity plot, Plot No. 7 Open space and Plot No. 8 Road in Survey No. 204/3 of Navegaonmakta on the request of Shri Ashish Madanrao Karande R/o. Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur and perused the following documents :-

- a) Sale deed of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta dt. 09/05/2022 registered as per Dast No. 838/2022.
- b) 7/12 extract of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta.
- c) 7/12 extract of 1 to 5 of plots, Plot No. 6 Amninity Plot, Plot No. 7 Open space and Plot No. 8 road Survey No. 204/3/1 to 204/3/8 N.A. land Navegaonmakta dt. 03/06/2022.
- d) N.A. order passed by Tahsildar Bramhapuri on 30/05/2022 alongwith approved layout.
- 1) **Description of Property :-** Survey No. 204/3 N.A. total area 0.59 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 - Nonagricultural land of Survey No. 195 and 230
West - Agriculture land of Survey No. 204/2
North - Bramhapuri - Wadsa N.H.W. Road
South - Survey No. 204/4

- 2) Documents of Plot allotment Plot No. 1 to Plot No. 8 Survey No. 204/3/1 to 204/3/8 of Navegaon (Makta).
- 3) 7/12 extract of Plots issued by Gramadnikari 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. 1627/2022 dt. 06/06/2022.

(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 Shri Ashish Madanrao Karande has clear, marketable title without any encumbrances.

Owner of Plots

(1) Shri Ashish Madanrao Karande bearing Plot No. 1 Survey No. 204/3/1 N.A., Plot No. 2 Survey No. 204/3/2 N.A., Plot No. 3 Survey No. 204/3/3 N.A., Plot No. 4 Survey No. 204/3/4 N.A., Plot No. 5 Survey No. 204/3/5 & Amnity N.A. Plot No. 6 Survey No. 204/3/6 N.A. total area of Plot No. 1 to 5 3115.439 Sq. mts. and Amnity Plot No. 6 total area 432.345 Sq. mts. Plot No. 7 open space area 431.89 Sq. mts. and Plot No. 8 road area 1920.32 Sq. 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) Shri Ashish Madanrao Karande all R/o Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur on the said Plots is enclosed herewith an annexure.

Encl : Annexure

Date : 06/06/2022



Advocate
(Stamp)

Vasant Bhusari
Advocate
Station Road, BRAMHAPURI
Distt. Chandrapur
Mob. 9422835683, ☎: 07177-212160



Reference-

Format-A

Date :

(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

It is revealed from the perusal of Revenue record that initially Rajaram Ganpati Mahajan was the owner of agriculture land Survey No. 204/3 area 0.59 Hector situated at Navegaonmakta, Tah. Bramhapuri, Distt. Chandrapur in the year 1993 which is the commencing year for the purpose of search. He was in undisturbed possession of the said property. He died on 1/1/1997 living behind his following legal heirs -

- a) Manohar - Son
- b) Purushottam - Son
- c) Vijay - Son
- d) Sharad - Son
- e) Uday - Son
- f) Shridhar - Son
- g) Indira - Widow

After the death of Rajaram Ganpati Mahajan his above named legal heirs inherited the said property by the right of inheritance and acquired the title of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta as a legal heirs of deceased Rajaram Ganpati Mahajan and became Co-owners of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta.

Later on Indirabai died on 8/10/2005. Therefore after her death her share was vested in above named her legal heirs Purushottam died on 10/07/2008 living behind his following legal heirs -

- a) Dharitri - Widow
- b) Bharat - Son
- c) Rahul - Son

Therefore after the death of Purushottam Rajaram Mahajan his above named legal heirs Dharitri, Bharat and Rahul acquired the title in the said property to the extent of share of Purushottam by the right of inheritance as per provision of Hindu Law.

That Shri Manohar Rajaram Mahajan died on 20/6/2007 living behind his following legal heirs -

- a) Yogesh - Son
- b) Praful - Son
- c) Alka Nilkanth Urkude - Married daughter
- d) Sushma Manohar Mahajan - Widow

Therefore after the death of Manohar his above named legal heirs Shri Yogesh, Praful, Alka and Sushma acquired the title of the said property to the extent of share of deceased Manohar by the right of inheritance as per provision of Hindu Law.

That Shri Uday Rajaram Mahajan died on 13/05/2013 living behind his following legal heirs -

- | | | |
|-----------------|---|-------|
| a) Sachin | - | Son |
| b) Nilesh | - | Son |
| c) Smt. Ujjwala | - | Widow |

Therefore after the death of Uday his above named legal heirs Shri Sachin, Nilesh and Smt. Ujjwala acquired the title of the said property to the extent of share of deceased Uday by the right of inheritance as per provision of Hindu Law.

Thus finally Shri Vijay Rajaram Mahajan, Shri Sharad Rajaram Mahajan, Shri Shridhar Rajaram Mahajan, Dharitri wd/o Purushottam Mahajan, Shri Bharat Purushottam Mahajan and Shri Rahul Purushottam Mahajan, Shri Yogesh Manohar Mahajan, Shri Praful Manohar Mahajan, Alka d/o Nilkanth Urklude and Smt. Sushma wd/o Manohar Mahajan, Shri Sachin Uday Mahajan, Shri Nilesh Uday Mahajan and Smt. Ujjwala Uday Mahajan became the Co-owners of all Ancestral land of joint family property including agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta. They all are applied to the Tahsildar Bramhapuri for partition of ancestral land of joint family property including the said property with mutual consent of all Co-shareres. Accordingly the Tahsildar Bramhapuri partitioned agriculture land of the joint family property on 17/3/2018 and Accordingly Survey No. 204/3 area 0.59 Hector of Navegaonmakta was given to the share of Shri Vijay Rajaram Mahajan inthe partition. Thus Shri Vijay Rajaram Mahajan became the owner of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaonmakta. Accordingly Sub-Division of the said property was effected by Survey or of city Survey on 24/2/2018.

Lateron the name of Shri Vijay Rajaram Mahajan has been mutated inthe Revenue record 7/12 extract of agriculture land Survey No. 204/3 of Navegaonmakta as a owner of 0.59 Hector agriculture land as per Mutation No. 913 dt. 13/4/2018.

Lateron Shri Vijay Rajaram Mahajan filed the application before Tahsildar Bramhapuri on 25/1/2022 for the purpose of conversion of agriculture land Survey No. 204/3 aera 0.59 Hector of Navegaon(makta) into Nonagriculture for residential purpose. Thereafter Shri Vijay Rajaram Mahajan sold agriculture land Survey No. 204/3 area 0.59 Hector land of Navegaon (makta) to Shri Ashish Madanrao Karande on 9/5/2022 by virtue of registered sale deed during the process of conversion of Nonagriculture. Therefore Shri Ashish Madanrao Karande became the owner of agriculture land Survey No. 204/3 area 0.59 Hector of Navegaon(makta) before passing Nonagriculture order. Accordingly the said fact was informed to the Tahsildar Bramhapuri by Shri Ashish Madanrao Karande. The Tahsildar Bramhapuri considered the said change of owner of land and accordingly passed N.A. order inthe name of Shri Ashish Madanrao Karande on 30/05/2022 inthe R. Case No. 22/NAP-34/2021-2022 and approved layout. I have

seen the original copy of sale deed dt. 9/5/2022 and since then Shri Ashish Madanrao Karande is in undisturbed possession of the said land. The sale deed dt. 9/5/2022 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 and found that it is properly registered as per Dast No. 938/2022.

By the N.A. order The Tahsildar Bramhapuri allowed to be divided the said land into total 6 plots, road and Amenity space etc. Later on separate Survey numbers were given to each plot in the layout by the Revenue authority. Accordingly Survey No. 204/3/1 was given to Plot No. 1, Survey No. 204/3/2 was given to Plot No. 2, Survey No. 204/3/3 was given to Plot No. 3, Survey No. 204/3/4 was given to Plot No. 4, Survey No. 204/3/5 was given to Plot No. 5, and Amenity Survey No. 204/3/6 was given to Amenity Plot No. 6, Survey No. 204/3/7 was given to Plot No. 7 open space and Survey No. 204/3/8 was given to Plot No. 8 road.

Later on the name of Shri Ashish Madanrao Karande has been mutated in the Revenue record 7/12 extract of N.A. land Survey No. 204/3/1 to 204/3/6 of Navegaonmaktas as owners of Plot No. 1 to 6. I have seen original Revenue record 7/12 extract of N.A. land Survey No. 204/3/1 to 204/3/6 of Navegaon (Makta) in the name of Ashish Madanrao Karande as a owner and also seen certified copy of said 7/12 dt. 3/6/2022 and found to be genuine. As per clause 6 of terms and conditions of N.A. order dt. 30/5/2022 total area of Survey No. 204/3 is 0.59 Hectare and Plot area is 3115.439 Sq. mts. The Plot No. 2 can keep reserve for Government if the owner wants to transfer Plot No. 2. He can't transfer 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 Shri Ashish Madanrao Karande has got absolute, valid and clear title to the said property.

The chain of title is properly established and is unbroken. That **Shri Ashish Madanrao Karande** has got clear, valid and marketable title.

In my opinion That **Shri Ashish Madanrao Karande** is absolute owner 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 **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.
204/3 0.59 Hector Nonagriculture

AREA STATEMENT :

1	AREA OF PLOT	5900.000 SQ.MT.
a	AS PER OWNERSHIP DOCUMENT	5900.000 SQ.MT.
b	AS PER MEASUREMENT SHEET	5900.000 SQ.MT.
c	AS PER SITE	5900.000 SQ.MT.
2	DEDUCTION FOR	
a	PROPOSED O.P./D.P./R.P.ROADS WIDEING AREA/SERVICE/HIGHWAY WIDENING	1920.330 SQ.MT.
b	ANY RESERVATION	0.000
	Total Deductions (a+b)	1920.330 SQ.MT.
3	BALANCE AREA OF PLOT (1-2)	3979.670 SQ.MT.
4	AMINITY SPACE (IF APPLICABLE)	432.345 SQ.MT.
5	NET AREA OF PLOT (3-4 (C))	3547.325 SQ.MT.
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	431.886 SQ.MT.
7	INTERNAL ROAD AREA	0.000 SQ.MT.
8	SERVICE ROAD AND HIGHWAY WIDENING	0.000
9	PLOTABLE AREA	3115.439 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	547.500	27.00
2	2	573.561	29.00
3	3	619.763	31.00
4	4	659.340	33.00
5	5	715.275	36.00
	Total	3115.439	156.00
6	Arminity Plot No. 6	432.345	44.00
	Grand Total		200.00

Dimension of N.A. Land area 0.59 Hector :-

East - Nonagricultural land of Survey No. 195 and 230
West - Agriculture land of Survey No. 204/2
North - Bramhapuri - Wadsa N.H.W. Road
South - Survey No. 204/4

Bramhapuri
Date : 06/06/2022

(Vasant B. Bhusari)

Advocate, Bramhapuri
Vasant Bhusari

Station Road, BRAMHAPURI
Distt. Chandrapur
Mob. 9422835683, ☎ : 07177-272160