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इतर पावती

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Tuesday, 14 June 2022 5:46 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1724 दिनांक: 14/06/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बमप-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. साजन एस. निमजे रा. पो. तह. झाशी राणी चौक ब्रम्हपुरी

वर्णन अर्ज क्र. 546/2022 अन्वये मौजा - कुर्झा तह. ब्रम्हपुरी जि. चंद्रपूर येथील भुमापन क्र. 693 आराजी 0.15

हे.आर व भुमापन क्र. 694 आराजी 0.19 (प्रत्येकी शोध सन 1993 ते 2022 पर्यंत एकूण 30 वर्षे)

SEARCHFEE

रु. 1500.00

एकूण:

रु. 1500.00

Sub Registrar Brahmapuri

1); देयकाचा प्रकार: eChallan रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003282169202223E दिनांक: 14/06/2022

बँकेचे नाव व पत्ता:

दुय्यम निबंधक श्रेणी-१
ब्रम्हपुरी



FORMAT – A

To,
MahaRERA
Headquarter,
Mumbai(Maharashtra)

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to all that piece and parcel of Land having Gat No. 693, Area 0-15 Hector, class 1 rights and Gat No. 694, Area 0-19 Hector, class 1 Both situated at Mauza-Kurza, Tah-Bramhapuri, District Chandrapur

I have investigated the title of the said property on the request of Sau. Sujata W/o Eknath Bunde, R/o Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur and following documents i.e. :-

1) Description of the property

All that piece and parcel of Land having below mentioned Land:-

D) Gat No. 693, admeasuring about 0.15, class 1 rights situated at Mauza-Kurza, Tah-Bramhapuri, District Chandrapur and is bounded as under

Toward EAST	-	Gat No. 694
Toward WEST	-	Gat No. 692
Toward NORTH	-	Gat No. 695
Toward SOUTH	-	Gat No. 682

And

E) Gat No. 694, admeasuring about 0.19, class 1 rights situated at Mauza Kurza, Tah-Bramhapuri, District Chandrapur and is bounded as under

Toward EAST - Land of Vijubhau Fating
Toward WEST - Gat No. 693
Toward NORTH - Gat No. 695
Toward SOUTH - Gat No. 681

2) The documents of allotment of plot.

- a) 7/12 Extract
 - b) Gaon Namuna 8-A
 - c) Sale Deed dated 27/02/2008
 - d) Zone Certificate of Municipal Counsel, Nagar Parishad, Bramhapuri for Gat No. 693 and Gat No. 694 bearing No. 747 dated 28/03/2018
 - e) Order of Municipal Counsel, Nagar Parishad Bramhapuri dated 03/03/2022.
 - f) Sanad (Certificate) of Executive Magistrate, Bramhapuri dated 06/05/2022
- 3) 7/12 extract issued by Gram Adhikari(Patwari), mutation entry
- 4) Search receipt of
Gat No. 693 for 30 years from year 1993 till 14/06/2022 and
for Gat No. 694 for 30 years from 1993 till 14/06/2022

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 Sau. Sujata W/o Eknath Bunde, R/o Brmhapuri, Tah-Bramhapuri, Distt-Chandrapur is clear, marketable and without any encumbrances.

Owners of the land:-

- a) Sau. Sujata W/o Eknath Bunde, R/o Brmhapuri, Tah-Bramhapuri, Distt-Chandrapur is the legal owner and possessor of the both Land

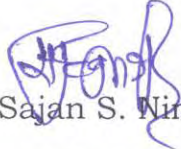
having of both Gat No. 693, Area 0.15 Hector **and** Gat No. 694, Area 0.19 Hector situated at Mauza-Kurza, Tah- Bramhapuri, Distt- Chandrapur.

- b) The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Bramhapuri

Date: 17/06/2022


Sajan S. Nimje
Advocate.

अॅड. साजन एस. निमजे
ब्रम्हपुरी



FORMAT - A

Annexure

FLOW OF THE TITLE OF THE SAID LAND

- 1) That, originally the Agricultural Land bearing New Gat No. 693, P.H.No. 6, Area 0.15 Hecter and Gat No. 694, P.H.No. 6, Area 0.19 Hecter situated at Mauza Kurza, Tah-Bramhapuri, Distt Chandrapur was recorded in revenue record in the name of Shri. Satyawan Rameshwar Yelture, Shri. Vijay Rameshwar Yelture, R/o Kurza ward, Bramhapuri, Sau. Shobha Gajanan Gajpure and Sau. Sandya Gajanan Gajpure, R/o Tambegari Mendha, Tah-Sindewahi, Distt-Chandrapur.
- 2) That, considering Adhikar Abhilekh Panji, New Gat No. 693, whose Bandobast No. 714/4 and New Gat No. 694, whose Bandobast No. 714/5 was originally owned and possessed by the Shri. Satyawan Rameshwar Yelture, Shri. Vijay Rameshwar Yelture, R/o Kurza ward, Bramhapuri, Sau. Shobha Gajanan Gajpure and Sau. Sandya Gajanan Gajpure, R/o Tambegari Mendha, Tah-Sindewahi, Distt-Chandrapur. Thereafter, Shri. Satyawan Rameshwar Yelture, Shri. Vijay Rameshwar Yelture, R/o Kurza ward, Bramhapuri, Sau. Shobha Gajanan Gajpure and Sau. Sandya Gajanan Gajpure, R/o Tambegari Mendha, Tah-Sindewahi, Distt-Chandrapur in respect of above said New Gat No. 693 and Gat No. 694 sold to Sau. Sujata Eknath Bundeale vide document No. 219/2008 on dated 27/02/2008. That, as per above said registered sale deed Sau. Sujata Eknath Bundeale R/o Bramhapuri has acquired legal Title and possession of Land admeasuring Area 0.34 Hecter.
- 3) That, as per the Zone Certificate bearing No. 747 dated 28/03/2018 of Municipal Counsel, Nagar Parishad Bramhapuri, Distt-Chandrapur the above said Gat No. 693 and Gat No. 694 total Area 0.34 Hecter of Mauza Kurza, Tah-Bramhapuri, Distt-Chandrapur is reserved for the use of Residential purpose.

5) That, Sau. Sujata Eknath Bunde R/o Bramhapuri had applied for the develop the said both Agricultural Land having Gat No. 693, Area 0.15 Hector and Gat No. 694, Area 0.19 Hector portion situated at Mauza Kurza into the residential plots of various sizes to the Municipal Counsel, Nagar Parishad Bramhapuri, Distt-Chandrapur and accordingly that Municipal Counsel, Nagar Parishad Bramhapuri, Distt-Chandrapur approved both agricultural Land having Gat No. 693, Area 0.15 Hector and Gat No. 694, Area 0.19 Hector admeasuring total area 0.34 Hector (3400.00 Sq.M) jointly for residential purpose plots (Layout Plan) and what it is are mentioned in the below said **schedule plots** as per lay-out plans vide its letter No./N.P.Br./Work/Non-Agricultural/2022/52 order dated 03/03/2022. On accordance with the said order Executive Magistrate, Bramhapuri has approved Sanad(Certificate) by the vide order dated 06/05/2022 as approved by The Municipal Counsel, Nagar Parishad Bramhapuri, Distt-Chandrapur

Schedule Plots(As per layout plan)

Plot No.	Total Area of Plots in Sq.M.
1	154.63
2	152.40
3	210.97
4	219.41
5	128.25
6	134.25
7	145.05
8	96.00
9	96.00
10	119.14
11	157.79
12	127.00
13	127.00
14	154.62

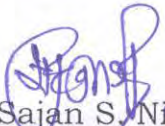
6) That, I have taken search by inspecting the Index Register for period of 30 years from year 1993 to Dt. 14/06/2022 in respect of property i.e. Gat No. 693, Area 0.15 Hector and Gat No. 694, Area 0.19 Hector both situated at Mauza Kurza, Tah- Bramhapuri, Distt-Chandrapur. I have verified all the

relevant index entries from the available books and records kept and maintained in the office of Sub Registrar, Bramhapuri for the period of 30 years by depositing necessary fee for Gat No. 693, Area 0.15 Hector and Gat No. 694, Area 0.19 Hector vide Chalan No. MH003282169202223E, dated 14/06/2022.

8) That, during the course of my inspection, I did not come across about the entry as to any encumbrances, charges and litigations and what so ever over the said Lands. That the title of Sau. Sujata Eknath Bunde R/o Brmahapuri Tah-Bramhapuri, Distt Chandrapur is having good, valid and marketable title in respect Land admeasuring Total Area 0.34 Hector of both Gat No. 693, Area 0.15 Hector and Gat No. 694, Area 0.19 Hector situated at Mauza Kurza, Tah- Bramhapuri, Distt-Chandrapur.

Bramhapuri

Date:17/06/2022


Sajan S. Nimje

Advocate.

अॅड. साजन एस. निमजे
ब्रम्हपुरी