



FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate in respect of Survey No. 402/1 area 0.44 Hector Nonagriculture land of Bramhapuri, Tahsil Bramhapuri, Distt. Chandrapur. (hereinafter referred as the said "N.A. Land")

(1) I have investigated the title of Plot No. 1 to 10 Survey No. 402/1/1 to 402/1/10 and area of Proposed DP road/DP road widening/service road/Highway widening etc in Survey No. 402/1 of Bramhapuri on the request of Shri Yogesh Balaji Misar R/o. Bramhapuri, Tahsil Bramhapuri, Distt. Chandrapur and perused the following documents :-

- a) Sale deed of agriculture land Survey No. 402/1 area 0.45 Hector of Bramhapuri dt. 10/03/2022 registered as per Document No. 430/2022.
- b) 7/12 extract of Plot No. 1 to 10 Survey No. 402/1/1 to 402/1/10 N.A. Land of Bramhapuri.
- c) N.A. order passed by Planning authority and C.O. Nagar Parishad Bramhapuri on 3/6/2022 alongwith approved layout.
- d) Sanad granted by Tahsildar Bramhapuri dt. 10/06/2022.

- 1) **Description of Property :-** Survey No. 402/1 Nonagriculture total area 0.45 Hector situated at Bramhapuri, P.H.No.12, Settlement No. 252, RIC Bramhapuri, Tahsil Bramhapuri, Distt. Chandrapur.

Bounded as under :-

- East - Agriculture land of Survey No. 404/2
- West - Agriculture land of Survey No. 109, 110/1 and 111/2
- North - Agriculture land of Survey No. 403/1
- South - Agriculture land of Survey No. 399

- 2) Documents of Plot allotment, Plot No.1 to Plot No. 10 Survey No. 402/1/1 to 402/1/10 of Bramhapuri.
- 3) 7/12 extract of Plots issued by Gramadhikari of Talathi Saja kramank 12 of Bramhapuri, Tahsil Bramhapuri, Distt. Chandrapur.
- 4) Search report for 30 years of 1993 till 2022, Necessary search fee Rs. 750/- paid vide Receipt No. 1763 dt. 20/06/2022.

(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 Yogesh Balaji Misar has clear, marketable title without any encumbrances.

Owner of Plots

(1) Shri Yogesh Balaji Misar bearing Plot No. 1 Survey No. 402/1/1 N.A., Plot No.2 Survey No. 402/1/2 N.A., Plot No. 3 Survey No. 402/1/3 N.A., Plot No. 4 Survey No. 402/1/4 N.A., Plot No. 5 Survey No. 402/1/5 N.A., Plot No. 6 Survey No. 402/1/6 N.A. Plot No. 7 Survey No. 402/1/7 N.A., Plot No. 8 Survey No. 402/1/9 N.A. and Plot No. 10 Survey No. 402/1/10 N.A. total area 2856.78 Square mts. situated at Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur.

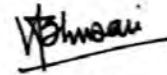
Qualifying comments/remarks if any -

Title is clear and marketable

(3) The report reflecting the flow of the title of the (owner/promoter/developer/company) Shri Yogesh Balaji Misar R/o Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur on the said Plots is enclosed herewith an annexure.

Encl : Annexure

Date : 20/06/2022



Advocate
(Stamp)

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



Reference-
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Date :
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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 Dewaji Dharmaji Meher was the owner of Agriculture land Survey No. 402/1 area 0.45 Hecter situated at Bramhapuri, 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 agriculture land.

That Shri Dewaji Dharmaji Meher died on 8/10/2008 living behind his following legal heirs.

- 1) Smt. Godabai Dewaji Meher - wife
- 2) Khemutai Bhojraj Amborkar - married daughter

After the death of Dewaji Dharmaji Meher his above named legal heirs Smt. Godabai Dewaji Meher and Khemutai Bhojraj Amborkar inherited the said property by the right of inheritance as a legal heir as per provision of Hindu Law and acquired the joint title of agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri. Thus Smt. Godabai Dewaji Meher and Miss Khemutai Bhojraj Amborkar became the Co-owners of agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri.

Lateron Smt. Godabai Dewaji Meher died on 15/1/2012 living behind only daughter Mrs. Khemutai Bhojraj Amborkar. Therefore after the death of Smt. Godabai Dewaji Meher her daughter Khemutai Bhojraj Amborkar inherited the said property by the right of inheritance as a legal heir and acquired absolute title. She received the said property from her maternal side her father and mother. Thus Mrs. Khemutai Bhojraj Amborkar became the absolute owner of agriculture land Survey No. 402/1 aera 0.45 Hecter of Bramhapuri.

That the Tenure of the said property was occupant No. 2. It was converted into occupant No. I on 18/8/2018 by the order passed by Tahsildar Bramhapuri inthe Revenue care No. 08/ LND-18/2018-2019. Accordingly her name was mutated inthe 7/12 extract of agriculture land Survey No. 402/1 of Bramhapuri as a owner of 0.45 Hecter agriculture land as per Mutation No. 8741.

Lateron Khemutai Bhojraj Amborkar sold Agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri to Shri Yogesh Balaji Misar on 10/3/2022 by virtue of registered sale deed and delivered possession. Thus Shri Yogesh Balaji Misar became the owner of agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri on 10/3/2022 and sincethen she is in undisturbed possession of the said property. I have seen the original copy of sale deed dt. 10/03/2022 and found that It is properly stamped, properly registered, legal and genuine. I have confirmed the said date of registration of sale deed form 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. 430/2022.

Lateron Shri Yogesh Balaji Misar filed the application before planning authority and C.O. Nagar Parishad Bramhapuri on 2/2/2022 for the purpose of conversion of agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri into Nonagriculture for residential purpose. Accordingly the planning authority and C.O. Nagar Parishad Bramhapuri had gone through the record and merit of the case and prima facie satisfied with the title of Shri Yogesh Balaji Misar. Thereafter the planning authority and C.O. Nagar Parishad Bramhapuri passed the N.A. order on 3/6/2022 in the R. Case No. क्रमांक/न.प.ब्र./नियोजन/अकृषक/2022/57, granted N.A. permission and converted agriculture land Survey No. 402/1 area 0.45 Hecter of Bramhapuri into Nonagriculture for residential use and approved layout. By the said order he allowed to be divided the said land into total 10 plots, road etc.

Lateron separate Survey numbers were given to each plot in the layout. Accordingly Survey No. 402/1/1 was given to Plot No. 1 NA, Survey No. 402/1/2 was given to Plot No. 2 NA, Survey No. 402/1/3 was given to Plot No. 3 NA, Survey No. 402/1/4 was given to Plot No. 4 NA, Survey No. 402/1/5 was given to Plot No. 5 NA, Survey No. 402/1/6 was given to Plot No. 6 NA, Survey No. 402/1/7 was given to Plot No. 7 NA, Survey No. 402/1/8 was given to Plot No. 8 NA, Survey No. 402/1/9 was given to Plot No. 9 NA and Survey No. 402/1/10 was given to Plot No. 10 NA. Lateron the Tahsildar of Bramhapuri assessed Revenue tax of the said NA plots and accordingly granted sanad on 10/06/2022 vide R. Case No. 43/NAP-34/2021-2022.

Lateron the name of Shri Yogesh Balaji Misar has been mutated in the Revenue record 7/12 extract of NA land Survey No. 402/1/1 to 402/1/10 of Bramhapuri as a owner of Plot No. 1 to 10. I have seen original Revenue record 7/12 extract of NA land Survey No. 402/1/1 to 402/1/10 of Bramhapuri in the name of Yogesh Balaji Misar as a owner and also certified copy of said 7/12 dt. 17/6/2022 and found to be genuine.

I found from para No. 13 of NA order of Planning authority and C.O. Nagar Parishad Bramhapuri dt. 3/6/2022 that the Plot No. 9 and 10 are kept reserved for the purpose of mortgage to the Nagar Parishad Bramhapuri till the complete development of layout and till obtaining certificate of fulfillment of the terms and conditions. The Builder/owner can not sale the said plot till obtaining certificate of complete development of layout and fulfillment of terms and conditions. That excluding Plot No. 9 and 10 all others plots are easily marketable and free from all encumbrances. That Shri Yogesh Balaji Misar has got absolute, valid and clear title to the said property.

The chain of title is property established and is unbroken. That **Shri Yogesh Balaji Misar** has got, clear valid and marketable title.

In my opinion **Shri Yogesh Balaji Misar** 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 Yogesh Balaji Misar** situated at Bramhapuri, Nagar Parishad area Bramhapuri, P. H. No. 12, Settlement No. 252, RIC Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur, Registration Sub-District Bramhapuri, Z. P. Chandrapur.

Original	Area	Right
Survey No.	H. R.	
402/1	0.45	Nonagriculture

e) AREA STATEMENT			In Sq. mt.
1	Area of Plot (Minimum area of a,b,c to be considered)	=	
	a) As per ownership document (7/12, CTS extract)		4500.00
	b) as per mesurment sheet		4500.00
	c) as per site		4500.00
2	Deduction for		
	a) Proposed D.P/D.P Road widening area/service Road/ Highway widening	=	1643.22
	b) Any Reservation	=	Nil
	Total Deductions (a+b)	=	1643.00
3	Balance Area of Plot (1-2)	=	2856.78
4	Amenity space (if aplicable)	=	-
	a) Required		-
	b) Adjustment of 2b, if any		-
	c) Balance Proposed		-
5	Net Plot Area (3-4(C))	=	2856.78
6	Recreational Open space (if aplicable)	=	-
	a) Required		-
	b) Proposed		-
7	Internal Road area	=	-
8	Service Road and Highway widening		-
9	Plotable area		2856.78
10	Pro-rata factor for FSI calculation on lay out plots = (5/9)		1.00
11	Area for inclusive housing		-
	a) Required		-
	b) Proposed		-

b) Distribution of FSI on each Plot						
Plots Nos.	Plot area (SQ. M)	Corner Rounding Area of road (if any) (sq.m.)	No. of Plots	Area of each plot in Sq. m.	Total Plots area in Sq. m.	Permissible built up Area on normal FSI Sq. mt.
A	B	C	D	E	F	G
1	465.52	0.00	1	465.52	465.52	512.07
2	469.18	0.00	1	469.18	469.18	516.10
3	248.58	0.00	1	248.58	248.58	273.44
4	237.56	0.00	1	237.56	237.56	261.32
5	226.27	0.00	1	226.27	226.27	248.90
6	214.98	0.00	1	214.98	214.98	236.48
7	203.96	0.00	1	203.96	203.96	224.36
8	214.40	0.00	1	214.40	214.40	235.84

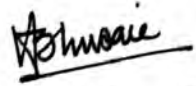
9	202.33	0.00	1	202.33	202.33	222.56
10	374.00	0.00	1	374.00	374.00	411.40
			10	Total Plot Area	2856.78	

Dimension of N.A. Land area 0.45 Hector :-

- East - Agriculture land of Survey No. 404/2
West - Agriculture land of Survey No. 109, 110/1 and 111/2
North - Agriculture land of Survey No. 403/1
South - Agriculture land of Survey No. 399

Bramhapuri

Date : 20/06/2022



(Vasant B. Bhusari)

Advocate, Bramhapuri

Vasant Bhusari

Advocate

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