KRUPAWANTA D. KOTANGALE
BA.LLB.
ADVOCATE

कृपावंत डी. कोटांगले
बी.ऐ. एल.एल.बी.
अधिवक्ता

"SUGAT NAGAR, PROFESOR COLONY, NAGINABAG, CHANDRAPUR (MS) M : 9822690105"

FORMAT - A

(Circular No. – 28/2021)

To,

Maharashtra Real Estate Regulatory Authority,
Nagpur

LEGAL TITLE REPORT

Sub : - Title clearance certificate with respect to the all that piece and parcel of an land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.** and construction made there on a **Residential Building** in the name and style as **"MEERA RESIDENCY"**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T.S. No. 11**, Chandrapur, Tahsil & District Chandrapur.

I have investigated the title of the said plot on the request of **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur, Tahsil & District Chandrapur and scrutinize following documents :-

(a) Description of Property – all that piece and parcel of an land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.** and construction made there on a **Residential Building** in the name and style as **"MEERA RESIDENCY"**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T.S. No. 11**, Chandrapur, Tahsil & District Chandrapur.

(b) The Documents of Plot –

A	**23/03/1998**	**Registered Sale Deed No. 766 (Chha)**	Original
B	**29/10/2021**	**Registered Deed of Declaration No. 6812**	Original
C	**13/08/2021**	**Construction Permission on dated**	Original
D	**06/02/2019**	**Diversion Order passed**	Original
E	**2021**	**Revenue Record i.e. 7/12 Extract**	Original

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2) On perusal above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur is clear, marketable and without any encumbrances subject to affidavit of said owner regarding the said property is not sold, mortgaged or alienated in any manner earlier and that his title over the said property is cleared and marketable and is free from encumbrances of all types and title over the said property is not challenged not ther is any dispute pending in the respect of said property any court, forum or authority.

OWNER OF THE SAID PROPERTY

Mrs. Saroj W/o. Suresh Mahakulkar of Chandrapur is the absolute owner of an land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.** and construction made there on a **Residential Building** in the name and style as **"MEERA RESIDENCY"**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T.S. No. 11**, Chandrapur, Tahsil & District Chandrapur.

QUALIFYING COMMENTS/REMARKS IF AN : - NIL

3) **FLOW OF TITLE : - Title History is as follows**

The Title history of last 30 – Years from the date shows the following chain of transactions as under :

i) Originally, the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **351.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur was owned and possessed by **Mr. Sachin S/o. Shrikrushanrao Saraf** of Chandrpaur and he became the absolute owner of the said **Plot No. 21** and his name is duly mutated on Revenue Record i.e. on 7/12 Extract.

ii) Thereafter, the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **351.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur was owned and possessed by **Mr. Sachin S/o. Shrikrushanrao Saraf** of Chandrpaur had sold the same to **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur, by way of **Registered Sale Deed** bearing **Registration No. 766 (Chha)** on dated **23/03/1998** and she become the absolute owner of the said **Plot No. 21** and her name is duly mutated on Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 403** on dated **23/04/1998**.

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iii) Thereafter, **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had getting a **Loan of Rs. 2,14,000/-** from **The Chandrapur District Co-Operative Bank Ltd. Chandrapur** and mortgage the scheduled land i.e. the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **351.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur, by way of **Equitable Mortgage Deed i.e. by Depositing of Original Title Deed** and the same charge shall be mutated on Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 567** on dated **25/06/2001**.

iv) Thereafter, **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had paid the **Loan of Rs. 2,14,000/-** of **The Chandrapur District Co-Operative Bank Ltd. Chandrapur** and release the scheduled land i.e. the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **351.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur and deleting the charge from Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 691** on dated **22/02/2004**.

v) Thereafter, as per **Order passed by Hon'ble Sub-Divisional Officer, Chandrapur** vide **Revenue Case No. 1/S.V.S.R./44/2006-07** Order passed on dated **18/09/2006** accordingly **Plot No. 21, 22 & 32** was revised and accordingly the **Area of Plot No. 21 is increased and addition with 300.00 Sq. Mtr.** and accordingly **Plot No. 21, Area is 651.00 Sq. Mtr.** was in the name of **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur and the same shall be duly mutated on Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 747** on dated **05/10/2006**.

vi) Thereafter, **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had getting a **Loan of Rs. 1,50,00,000/-** from **Shri. Kanyaka Nagari Sahakari Bank Ltd. Branch Chandraur** and mortgage the scheduled property i.e. the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur, way of **Equitable Mortgage i.e. by Depositing of Original Title Deed** and the same Charge is duly mutated on Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 904** on dated **24/05/2010**.

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vii) Thereafter, the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur is owned and possessed by **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had applied for **Diverted** the **Additional land Area 300.00 Sq. Mtr.** before the **Hon'ble Sub-Divisional Officer, Chandrapur** vide **Revenue Case No. 07/C.T.S. – 52/2018-19** and passed the **Order on dated 06/02/2019** and accordingly **additional land is diverted out of Plot No. 21** and the same shall be mutated on Revenue Record i.e. on 7/12 Extract vide **Mutation Entry No. 1241** on dated **22/03/2019**.

viii) Thereafter, the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur is owned and possessed by **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had applied for **Construction Permission** before the **Chandrapur City Municipal Corporation** and obtained the same vide their **Letter No. CCMC/T.P./Construction Permission/81/2021** on dated **13/08/2021** and accordingly she had going on to construct a **Residential Flat Scheme** in the name and style as **"MEERA RESIDENCY".**

ix) Thereafter, the land bearing **Diverted Survey No. 6, 9 & 25**, out of it **Plot No. 21**, Area admeasuring **651.00 Sq. Mtr.** and construction made there on a **Residential Flat Scheme** in the name and style as **"MEERA RESIDENCY"**, Situated at **Mouza – Dewai Govindpur Rayyatwari, T. S. No. 11**, Chandrapur, Tahsil & District Chandrapur is owned and possessed by **Mrs. Saroj W/o. Suresh Mahakulkar** of Chandrapur had executed **Registered Deed of Declaration** bearing **Registration No. 6812** on dated **29/10/2021** and accordingly she had **declared the name of Building, their Undivided Share's, common utility, Built up Area's, No. of Flats etc.**

The link in the chain of title has been properly established. All the transaction have been duly verified form the office of the Sub-Registrar, Chandrapur.

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4) I have taken search of record for the **office of the Sub-Registrar, Chandrapur** for last **30 years** by paying necessary search **fee of Rs. 750/-** paid vide **Receipt Challan No. GRN MAH 010041795202122E** dated **13/12/2021.** The original receipt is enclosed herewith. However, the **Index No. II for the year 1992 to 2006** is not available and hence search for this year is not taken and therefore please ask him affidavit for this year.

LITIGATION IF ANY :- In that regards affidavit of said owner regarding the said property is not challenged nor there is any dispute pending in respect of the said Property in any court, forum or any authority should be obtained.

Place – Chandrapur
Dated 06/04/2022

Mr. Krupawant D. Kotangale
Advocate, Chandrapur

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