

Aksshay Duragkar

Advocate

501-502-503, Satyam Apartment, Wardha Road, Dhantoli, Nagpur, Maharashtra 440012

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Format – A (Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
Office at: Administrative Building, 1st Floor,
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur – 440001

LEGAL TITLE REPORT

SUBJECT : Title Clearance Certificate with respect to ALL THAT Piece and Parcel of Agricultural Land Bearing **Survey No. 599/1**, admeasuring about **0.72 H.R**, **Mauza : Kelzar**, **Occupancy Class – I**, **Revenue : Rs. 1.35/-**, **Khata No. 1122**, together with trees shrubs, passage, right of pathway, etc. and all other easementary rights appurtenant and belonging there to. **Taluka : Seloo, District: Wardha** (Hereinafter referred to as “THE SAID PROPERTY”)

I have investigated the title of Survey No. 599/1 on the request of Shri Pramod Wamanrao Kolhe the following was seen from the documents:

1. THAT aforesaid Shri Pramod Wamanrao Kolhe is the absolute owner of the all the Piece and Parcel of the agricultural land situated at Survey No. 599/1, admeasuring about 0.72 H.R, Mauza : Kelzar, Occupancy Class – I, Revenue : Rs. 1.35/-, Khata No. 1122, Taluka : Selu, District: Wardha.
2. THAT the previous joint owners 1) Shri. Aniruddha alias Arun Shankar Patil, 2) Shri. Dilip Shankar Patil, 3) Shri. Pramod Shankar Patil, 4) Shri. Manohar Shankar Patil 5) Mrs. Vimlabai Shankar Patil, 6) Sarika Shankar Patil 7) Shri. Sandesh Shankar Patil, 8) Mrs. Yashodhara Sanjay Bhongade were the rightful owners.
3. THAT the records show that the previous owners have inherited the said property from their Late father Shri. Shankar Laxman Patil who died and the names of the legal heirs have been mutated on the 7/12 extract as joint owners 1) Shri. Aniruddha alias Arun Shankar Patil, 2) Shri. Dilip Shankar Patil, 3) Shri. Pramod Shankar Patil, 4) Shri. Manohar Shankar Patil 5) Mrs. Vimlabai Shankar Patil, 6) Sarika Shankar Patil 7) Shri. Sandesh Shankar Patil, 8) Mrs. Yashodhara Sanjay Bhongade had their Survey No. 599/1, Khata no. 268 of Mauza Kelzar, Taluka Seloo and Dist. Wardha.

4. THAT the said property has been purchased by the present owner i.e. Shri Pramod Wamanrao Kolhe via a registered sale deed that was executed between the said owner and the previous joint owners 1) Shri. Aniruddha alias Arun Shankar Patil, 2) Shri. Dilip Shankar Patil, 3) Shri. Pramod Shankar Patil, 4) Shri. Manohar Shankar Patil 5) Mrs. Vimlabai Shankar Patil, 6) Sarika Shankar Patil 7) Shri. Sandesh Shankar Patil, 8) Mrs. Yashodhara Sanjay Bhongade. registered at The office of Subregistrar Seloo situated in Wardha District at No. 495/2022 on 17th March 2022 and his new khata no is 1122 of Survey No. 599/1 of Mauza Kelzar, Taluka Seloo and Dist. Wardha. That the previous owners had clear title and the same has been transferred to the present owner.
5. THAT one of the previous owner Shri. Manohar Shankar Patil has got a Certificate bearing number जावक क्र. ३१/ सिंचन शाखा केळझर / २०२२ / दि. १४/३/२०२२ from the Water Resources Department, Government of Maharashtra that the said property is not in any Beneficial Area of the said Department.
6. THAT after registering the sale deed of the said property by the present owner in his favour, he has applied for converting the entire said property admeasuring of 0.72 H.R. i.e. the agricultural land to be put to non-agricultural purpose to the Tahsildar, Seloo, Dist. Wardha on 18th April 2022.
7. THAT an NA order bearing number प्रकरण क्र.१०/एन.ए.पी.३४/सेलु/21-22/तहसिल कार्यालय, सेलु has been passed by the Tahsildar Seloo on 03/01/2023, wherein the entire said property has been converted to non-agricultural land of aprox. 7,200 sq. mtr.
8. THAT the said owner has got plotable area of 4571.30 Sq. mtr on which he has carved out layout of total 23 Plots including the plot of Area Amenity on the said land and separate 7/12 extracts of the said layout have been newly created by the above referred NA order.
9. THAT the present owner has placed before me an certificate which has been issued by the Tahsil Office Seloo and has been addressed to the present owner i.e. Shri Pramod Wamanrao Kolhe that the old previous documents showing the ferfar of the Survey No. 599 have been destroyed due to the efflux of time and the competent authority has signed the said letter.
10. THAT the effect of all the above mentioned events can be seen from the mutation entries on the 7/12 Extract showing their respective names and specifications.



11. THAT, the aforesaid Shri. Pramod Wamanrao Kolhe have placed before me the undermentioned documents and has taken up the responsibility to indemnify the undersigned in case of any errors to be found in documents placed before me, on which my opinion is based :

- a. Copy of Sale Deed
- b. Copy of 7/12 Extract
- c. Copy of NA order
- d. Copy of Layout Plan
- e. Copy of letter issued by Tahsil Office Seloo as referred in Para 9 above.

Owner of the Land :

Shri. Pramod Wamanrao Kolhe

i) Qualifying Comments/ Remarks if any Nil

The Report Reflecting the Flow of title of **Shri Pramod Wamanrao Kolhe** is enclosed herewith as annexure.

Encl: Annexure

Aksshay Duragkar

Aksshay Duragkar
Advocate

MAH/8380/2020

AKSSHAY DURAGKAR
501, Satyam Apartment,
Wardha Road, Dhantoli,
NAGPUR-440012
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Aksshay Duragkar

Advocate

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FORMAT – A
(Circular No. :- 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.:

1. ALL THAT Piece and Parcel of Agricultural Land Bearing **Survey No. 599/1**
(NOW CONVERTED INTO NON AGRICULTURAL LAND), admeasuring about
0.72 H.R, Mauza : Kelzar, Occupancy Class – I, Revenue : Rs. 1.35/- , Khata No.
1122, together with trees shrubs, passage, right of pathway, etc. and all other
easementary rights appurtenant and belonging there to in Taluka: Seloo,
District: Wardha. (Hereinafter referred to as the SAID PROPERTY")

On the EAST : Survey No. 591

On the WEST : Survey No.598 & 602

On the North : Survey No. 593 & 592

On the South : Survey No. 600

2. Mutation Entry no. for Survey no. 599/1 is 2046.
3. Search report for 30 years (i.e. from 1993 to 2023) by depositing necessary
search fees online I have verified the records of the sub registrar concerned
and submitted the application with the requisite fees amounting to Rs. 750 for
30 years for the said survey no 599/1. I have taken search of last 30 years i.e.
from the year 1993 to 2023, the original receipt of Online search at Sub



registrar's office Seloo bearing GRN MH005259487202324P dated

15/07/2023. Enclosed herewith.

4. The Title is clear and marketable.
5. There are no Litigations on the Property.

Date : 15/07/23

Aksshay Duragkar

Aksshay Duragkar

Advocate

MAH/8380/2020

AKSSHAY DURAGKAR

501, Satyam Apartment,

Wardha Road, Dhantoli,

NAGPUR-440012

M.9422109991

MH005259487202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jul 2023	Receipt	Receipt no.: 1112991200
	Name of the Applicant :	Aksshay Duragkar
	Details of property of which document has to be searched :	Dist :Wardha Village :Kelajhar S.No/CTS No/G.No. : 599
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH005259487202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		