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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra No. 149 having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI",** situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR **(hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 149** having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI",** situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	NALLAH & PANDHAN ROAD,
ON THE WEST	-	KHASRA NO. 148 AND 138 (P),
ON THE NORTH	-	KHASRA NO. 138,
ON THE SOUTH	-	KHASRA NO. 150

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(2) Document of Ownership of Present Owner :-

(i) Sale Deed Dated 31-12-2020 for Khasra No. 149 executed by (1) Smt. Kusum Govindrao Ashtankar, (2) Shri. Narendra Govindrao Ashtankar, (3) Shri. Rajendra Govindrao Ashtankar, (4) Shri. Jayanta Govindrao Ashtankar, (5) Shri. Prashant Govindrao Ashtankar, (6) Shri. Parag Govindrao Ashtankar and (7) Mrs. Prabha Avinash Chichkhede in favour of M/s AR and S Land Developers, Registered on 29.04.2019.

(3) 7 /12 extract issued by Competent Authority dated 22-06-2019 Mutation Entry No. 662.

(4) Search report for 30 years from 1992 to 2021 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the Khasra No. 149 of Mouza – KOTEWADA is M/s AR and S Land Developers.

(5) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 149 having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR, belongs to (1) Smt. Kusum Govindrao Ashtankar, (2) Shri. Narendra Govindrao Ashtankar, (3) Shri. Rajendra Govindrao Ashtankar, (4) Shri. Jayanta Govindrao Ashtankar, (5) Shri. Prashant Govindrao Ashtankar, (6) Shri. Parag Govindrao Ashtankar and (7) Mrs. Prabha Avinash Chichkhede, as recorded co-owners thereof, being their ancestral property.

THAT, the aforesaid (1) Smt. Kusum Govindrao Ashtankar, (2) Shri. Narendra Govindrao Ashtankar, (3) Shri. Rajendra Govindrao Ashtankar, (4) Shri. Jayanta Govindrao Ashtankar, (5) Shri. Prashant Govindrao Ashtankar, (6) Shri. Parag Govindrao Ashtankar and (7) Mrs. Prabha Avinash Chichkhede lateron jointly transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 149 having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72

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TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s AR and S Land Developers, by a Sale Deed Dated 26.04.2019, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2480/2019 on 29.04.2019.

THAT, the aforesaid M/s AR and S Land Developers lateron decided to develop the said Piece of land bearing Khasra No. 149 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra No. 149 by carving out various Plots of different sizes therein and the said layout is tentatively approved and recommended by the Deputy Director, Town Planning, Nagpur Metropolitan Region Development Authority, for Demarcation purpose.

THAT, the aforesaid entire land bearing Khasra No. 149 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastut/Collector/Kavi-58/2021 Dated 15-01-2021 passed in Revenue Case No. 120/NAP-34/2020-21 of Mouza – Kotewada.

Nagpur.
Dated : 16.03.2021

Ashwin Patil
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract as on date of application for registration - available.

2) Mutation Entry No. 662 dated 22-06-2019.

3) Search report for 30 years from Taken from Sub-Registrar' office at Hingna

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur.
Dated : 16.03.2021

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