SUSHIT KAILASH SONI
ADVOCATE

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Ref. No.

FORMAT- A

Date : 01/07/2020

To,

Maha RERA,

Mumbai.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to plot No. 22 & 23 having admeasuring area about i.e. 133.041 & 136.285 Sq.Mtrs respectively in the layout designed and developed by the Popular Co-Operative Housing Society bearing Registration No. NGP/HSG/187 of 1964 and more particularly situated on Khasara No. 266, P.H.No-42, **Mouza - Wanadongri**, Tah. Hingana & Dist. Nagpur. (Hreinafter referred as the said plot)

I have investigated the title of the said plot on the request of owner Smt. Umadevi W/o Suresh Saraf and following document i.e-

1. Sale Deed dated 24/01/1994 executed by and between President of the society Mr. Purushottam S/o Namdev Jangamvar in his official capacity on behalf of the Scoiety and Smt. Umadevi S Saraf, which is registered in the office of the Sub-Registrar Nagpur- 10 at Sr. No. 12(७)/1994.
2. Copy of NA order passed by the Tahsildar Hingana Under Section 48 of MRTP dated 13/02/2020 for plot no.22.
3. Copy of NA order passed by the Tahsildar Hingana Under Section 48 of MRTP dated 13/02/2020 for plot no.23.

4. Gunthewari Certificate (Gunthewari Development Certificate under Maharshtra Gunthewari Development Rules,2001) for the Plot no. 22 dated 12/12/2018.
5. Gunthewari Certificate (Gunthewari Development Certificate under Maharshtra Gunthewari Development Act ,2001) for the Plot no. 23 dated 12/12/2018.
6. Talathi Ahval (Report) issued by the Talathi Vandadongri-46 as 7/12 is not available for the said property for some technical reasons stated therein dated 18/02/2020.
7. Site Plan of plot no.22 bearing sign and seal of Consultant Civil **Engineer Mr. Anil P Dongre containing detailed Area Statement.**
8. Site Plan of plot no.23 bearing sign and seal of Consultant Civil Engineer Mr. Anil P Dongre containing detailed Area Statement.
9. Search report for the 24 years from 1997 to 2020.

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 Smt. Umadevi S/o Suresh Saraf is clear, marketable and without any encumbrance.

Owners of the Land

1) Smt. Umadevi W/o Suresh Saraf owns and possesses the piece of land being Plot No.22, admeasuring area about i.e. 133.041 Sq.Mtrs. on Khasara No. 266, P.H.No-42, **Mouza - Wanadongri**, Tah. Hingana & Dist. Nagpur.

2) Smt. Umadevi W/o Suresh Saraf owns and possesses the piece of land being Plot No.23, admeasuring area about i.e. 136.285 Sq.Mtrs. on Khasara No. 266, P.H.No-42, **Mouza - Wanadongri**, Tah. Hingana & Dist. Nagpur.

The report reflecting the flow of title of Smt. Umadevi W/o Suresh Saraf on the land is enclosed herewith as annexure.

Enclosure- Annexure.

Dated- 01/07/2020

S.K Soni, Advocate.

Sushit K. Soni
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1. The said property was purchased by Smt. Umadevi W/o Suresh Saraf on 24/01/1994 vide registered sale deed as seen from the copy of sale deed bearing no. 12(8)/1994, executed and registered before the Sub-Registrar No. 10 (Nagpur-rural) by President of the society Mr. Purushottam S/o Namdev Jangamvar in his official capacity on behalf of the Society. The valuable consideration was paid as Rs.17,700/-.

I found that the said property Plot no.12, 22 & 23 was purchased by her. The documents further reveals that the said plots are part of the lay-out designed and developed by the Popular Co-Operative Housing Society Ltd. Nagpur bearing Registration No. NGP/HSG/187 of 1964.

With the intention to regularize the plots Smt. Umadevi asked the Nagar Parishad Wanadongri for issuance of Gunthewari Certificate in pursuance to the Maharashtra Gunthewari Development Rules, 2001, the said Guntehari Development certificate was issued by the Executive officer Nagar Parishad Wanadongri vide letter No.2505/2018 dated 12/12/2018 for the plot no.23 and No.2498/2018 dated 12/12/2018 for the plot no.22. That in view of the Maharashtra Gunthewari Development Act,2001 Section 4(3) details that the said plots are no more under-developed and it was regularized thereon.

Smt. Umadevi S. Saraf further applied for the conversion of user from agriculture to Non-agriculture/residential. The said application was allowed by the Tahsildar-Hingana vide order no.

Rev. Case. No.38/NAA-48/19-20 dated 13/02/2020 for plot no.23.

Smt. Umadevi S. Saraf further applied for the conversion of user from agriculture to Non-agriculture/residential. The said application was allowed by the Tahsildar-Hingana vide order no. Rev. Case. No.40/NAA-48/19-20 dated 13/02/2020 for plot no.22.

I made an application to Sub Registrar Hingana for the purpose of carrying on search of records in respect of the said property and accordingly I have caused paid Online search of record maintained in the office of Sub Registrar Hingana and maintained by the IGR Maharashtra for the said property for the years 1997 to 2020 (24 years). The receipt is attached herewith for ready reference. The transactions between the vendor and the purchaser have been duly verified from the relevant Index entries and record kept and maintained in the office of the Sub-Registrar Nagpur with the Portal of IGR Maharashtra. No adverse entry was found during my search in available records.

I also investigated in direction to find out any litigation whether pending adjudication or disposed having the said property in subject before any court of law including District Judge, Nagpur, Civil Judge Senior Division & Junior Division, Nagpur or any other judicial body operating within Territorial Jurisdiction, City of Nagpur. That during investigation I found that the said property is not involved or being part of litigation or dispute pending or disposed before any court of Law operating within Territorial Jurisdiction of Nagpur.

It is submitted that, the above observation are based on documents perused as mentioned above. That the observations are unprejudiced to the information's gathered and supplied on me and there is always scope for intervening and non-traced information if any and also exceptive approach may kindly be adopted during reading and relying on above observation.

Hence this report.

Dated- 01/07/2020

S.K Soni, Advocate.

Sushit K. Soni
Advocate
Soni House, 184, New Itwari Road,
Itwari, Nagpur - 440002