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ADVOCATE

FORMAT- A

(Circular No. 28/2021)

MaRERA

LEGAL TITLE REPORT

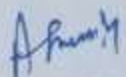
Sub: Title clearance certificate with respect to Khasra No. 89/3 having an area of 0.82 Hectare R., Rental Rs. 1.64/- and **Khasra No. 89/5** having an total area of 1.00 Hectare R., Rental Rs. 0.69/- Both held in Occupancy Class-1 Rights of Mouza – DONGARGAON, Patwari Halka No. 73, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "**CHANDRABHAN HINGE NAGARI**", situated at Village – Dongargaon, in Tahsil Nagpur (Rural) 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 land bearing **Khasra No. 89/3** having an area of 0.82 Hectare R., Rental Rs. 1.64/- and **Khasra No. 89/5** having an total area of 1.00 Hectare R., Rental Rs. 0.69/- Both held in Occupancy Class-1 Rights of Mouza – DONGARGAON, Patwari Halka No. 73, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "**CHANDRABHAN HINGE NAGARI**", situated at Village – Dongargaon, in Tahsil Nagpur (Rural) and District – Nagpur and the said entire layout is bounded as under :-

Boundaries of Kh. No. 89/3 as Under -

ON THE EAST	-	10 ft. Road & land of Sharad Maroti Uge
ON THE WEST	-	Kh. No. 88 (land of Smt. Vatchala bai Mande)
ON THE NORTH	-	Land of Mr. Rajendra Uge & Mr. Khemraj Uge,
ON THE SOUTH	-	Land of Mr. Rajendra Uge


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Boundaries of Kh. No. 89/5 as Under -

ON THE EAST	-	10 ft. Road & land of Sharad Maroti Uge
ON THE WEST	-	Kh. No. 88 (land of Smt. Vatchala bai Mande)
ON THE NORTH	-	Jamtha Shiv,
ON THE SOUTH	-	Land of Mr. Sharad Uge

(2) Document of Ownership of Present Owner :-

(i) Sale Deed Dated 27-07-2018 for Khasra No. 89/3 executed by Mr. Sharad Maroti Uge in favour of Mr. Pandurang Chandrabhanji Hinge, Registered on 30-07-2018.

(ii) Sale Deed Dated 27-07-2018 for Khasra No. 89/5 executed by Mr. Sharad Maroti Uge in favour of Mr. Shrikrishna Chandrabhanji Hinge.

(3) 7 /12 extract issued by Competent Authority dated 18-10-2019 Mutation Entry No. 2681 for Kh. No. 89/3 & 7 /12 extract issued by Competent Authority dated 18-10-2019 Mutation Entry No. 2680 for Kh. No. 89/5.

(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. 89/3 of Mouza – DONGARGAON is Mr. Pandurang Chandrabhanji Hinge.

Owners of the Khasra No. 89/5 of Mouza – DONGARGAON is Mr. Shrikrishna Chandrabhanji Hinge.

(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 land bearing Khasra No. 89 having an total area of 5.90 Hectare R. held in Occupancy Class-1 Rights of Mouza – DONGARGAON, Patwari Halka No. 73, situated at Village – Dongargaon, in Tahsil Nagpur (Rural) and District – Nagpur, Originally belonged to Mr. Maroti Vithoba Uge, being his separate property.


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OPPO F7 - Vithoba Uge Shinde

THAT, Mr. Maroti Vithoba Uge executed his last WILL AND TESTAMENT on 01-07-2006 and thereby he bequeathed the land area of 0.82 Hectare R. being a Western Portion of Khasra No. 89 of Mouza - DONGARGAON in favour of Mr. Sharad Maroti Uge and area of 1.00 Hectare R. being a Northern Portion of Khasra No. 89 of Mouza - DONGARGAON in favour of (1) Mr. Rajendra Maroti Uge, (2) Mr. Khemraj Maroti Uge absolutely forever with heritable and transferable rights therein and the said WILL is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 3 at Registered Serial No. 3591/2006 on 01-07-2006. The said Mr. Maroti Vithoba Uge left for heavenly abode on 18-08-2006 and consequent upon his death/demise the said land area of 0.82 Hectare R. being a Western Portion of Khasra No. 89 of Mouza - DONGARGAON devolved Mr. Sharad Maroti Uge and land area of 1.00 Hectare R. being a Northern Portion of Khasra No. 89 of Mouza - DONGARGAON devolved (1) Mr. Rajendra Maroti Uge, (2) Mr. Khemraj Maroti Uge became the Owners of the said property in terms of the aforesaid Will Dated 01-07-2006 with heritable and transferable rights therein and lateron the said land area of 0.82 Hectare R. being a Western Portion of Khasra No. 89 lateron renubred as Khasra No. 89/3 & land area of 1.00 Hectare R. being a Northern Portion of Khasra No. 89 lateron renumbered as Khasra No. 89/5 & and the same is also mutated in their names in all relevant records (i.e. name of Mr. Sharad Maroti Uge mutated on the 7/12 extract Khasra No. 89/3 & name of (1) Mr. Rajendra Maroti Uge, (2) Mr. Khemraj Maroti Uge mutated on the 7/12 extract Khasra No. 89/5).

THAT, Mr. Sharad Maroti Uge lateron transferred/sold the Khasra No. 89/3 having an total area of 0.82 Hectare R., Rental Rs. 1.64/- held in Occupancy Class-1 Rights of Mouza - DONGARGAON, Patwari Halka No. 73, situated at Village - Dongargaon, in Tahsil Nagpur (Rural) and District - Nagpur by way of sale to Mr. Pandurang Chandrabhanji Hinge, the Vendor No. 1 hereinabove named, by a Sale Deed Dated 27-07-2018, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 6695/2018 on 30-07-2018 and the said Sale Deed is also signed by (1) Mr. Nitesh Sharad Uge, (2) Mr. Nikhil Sharad Uge, (3) Mrs. Minakshi Niles Avghan (before marriage name Minakshi Sharad Uge) in the Capacity of the Consentors. As a result therefore the Mr. Pandurang Chandrabhanji Hinge has now become the Owner of the Khasra No. 89/3 with heritable and transferable rights therein and the same is mutated in his name in all relevant records.


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THAT, in the like manner (1) Mr. Rajendra Maroti Uge, (2) Mr. Khemraj Maroti Uge lateron jointly transferred/sold the Khasra No. 89/5 having an total area of 1.00 Hectare R., Rental Rs. 0.69/- held in Occupancy Class-1 Rights of Mouza – DONGARGAON, Patwari Halka No. 73, situated at Village – Dongargaon, in Tahsil Nagpur (Rural) and District – Nagpur by way of sale to Mr. Shrikrishna Chandrabhanji Hinge, the Vendor No. 2 hereinabove named, by a Sale Deed Dated 27-07-2018, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 6690/2018 on 27-07-2018 and the said Sale Deed is also signed by (1) Mrs. Priyanka Hemraj Mahure (before marriage name Priyanka Khemraj Uge), (2) Miss. Rupali Khemraj Uge, (3) Miss. Monali Khemraj Uge, (4) Miss. Urmila Khemraj Uge in the Capacity of the Consentors. As a result therefore the Mr. Shrikrishna Chandrabhanji Hinge has now become the Owner of the Khasra No. 89/5 with heritable and transferable rights therein and the same is mutated in his name in all relevant records.

THAT, (1) Mr. Pandurang Chandrabhanji Hinge, (2) Mr. Shrikrishna Chandrabhanji Hinge lateron prepared a layout of the said Khasra Nos. 89/3 & 89/5 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly sanctioned by the NMRDA, Dated 01-10-2020.

THAT, (1) Mr. Pandurang Chandrabhanji Hinge, (2) Mr. Shrikrishna Chandrabhanji Hinge lateron jointly applied for conversion of the said land bearing Khasra Nos. 89/3 & 89/5 for Non-Agricultural use Considering their request the Collector, Nagpur lateron vide its Order Dated 09-03-2021 passed in Revenue Case No. 157/N.A.P-34/Mouza-Dongargaon/2020/21 converted the said Khasra Nos. 89/3 & 89/5 for Residential use.

Nagpur.

Dated : 19.03.2021



Ashwin Patil

Advocate

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Advocate

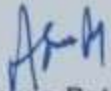
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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract as on date of application for registration - available.
- 2) Mutation Entry No. 2681 dated 18-10-2019 for Kh. No. 89/3 & Entry No. 2680 dated 18-10-2019 for Kh. No. 89/5.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur (Rural)
- 4) Any other relevant title. - No
- 5) Litigations if any. - No

Nagpur.

Dated : 19.03.2021


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TO WHOMSOEVER IT MAY CONCERN

NO ENCUMBRANCE CERTIFICATE

Project Details

(1) MR. PANDURANG S/o CHANDRABHANJI HINGE, Resident of Jamtha, Nagpur, Pin Code No. 441108, Tahsil - Nagpur Rural and District - NAGPUR (2) MR. SHRIKRISHNA S/o CHANDRABHANJI HINGE, Resident of Jamtha, Nagpur, Pin Code No. 441108, Tahsil - Nagpur Rural and District - NAGPUR having a Residential project known as "CHANDRABHAN HINGE NAGARI" carving in the Khasra No. 89/3 having an area of 0.82 Hectare R., Rental Rs. 1.64/- and Khasra No. 89/5 having an total area of 1.00 Hectare R., Rental Rs. 0.69/- Both held in Occupancy Class-1 Rights of Mouza - DONGARGAON, Patwari Halka No. 73, situated at Village - Dongargaon, in Tahsil Nagpur (Rural) and District - Nagpur.

I on behalf of the Promoter Certify and Declare as under:

- No litigation is pending related to any right, title, and interest in the ongoing project of any previous owners.
- That the said project is No mortgaged and free from encumbrances.
- The proposed project is marketable and free from other encumbrances.

Date: 19.03.2021

Place : Nagpur


Ashwin Patil
(Advocate)

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