

Res. : 54 Sawarkar Nagar,  
Khamla Road, Nagpur-15

**Ashwin R. Patil**  
ADVOCATE

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**FORMAT- A**

(Circular No. 28/2021)

To

MahaRERA

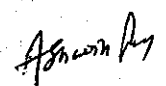
**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to Khasra No. 298 having an area of 1.41 Hectare R. (i.e. 14100 Sq. Mtrs.), Rental Rs. 11.35/-, held in Occupancy Class-1 Rights, Khate No. 11788 of Mouza – KATOL, Patwari Halka No. 44, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as “BALAJI NAGAR”, situated at Katol, within the limits of the Nagar Parishad Katol, in Tahsil – Katol 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. 298** having an area of **1.41 Hectare R. (i.e. 14100 Sq. Mtrs.), Rental Rs. 11.35/-, held in Occupancy Class-1 Rights, Khate No. 11788 of Mouza – KATOL, Patwari Halka No. 44, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as “BALAJI NAGAR”, situated at Katol, within the limits of the Nagar Parishad Katol, in Tahsil – Katol and District – NAGPUR and the said entire layout is bounded as under :-**

ON THE EAST - LAND OF PRAKASH CHANDRAK,  
ON THE WEST - PANDHAN AND NALLAH,  
ON THE NORTH - LAND OF PRAKASH CHANDAK,  
ON THE SOUTH - LAND OF PANDEY AND PRAKASH CHANDAK,

  
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Advocate  
54, Sawarkar Nagar,  
Nagpur-15.



**(2) Document of Ownership of Present Owners :-**

(i) Release/Relinquishment Deed Dated 09-03-2016 for **Khasra No. 298** executed by (1) Mrs. Chanda Ramdasji Borkar, (2) Mrs. Meena Avinash Makade, (3) Mrs. Geetabai Nandkumar Borkar, (4) Smt. Leelabai Yadavrao Charde in favour of (1) Mr. Sanjay Yadaorao Charde, (2) Mr. Vishwas Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde, Registered on 09-03-2016.

**(3)** 7 /12 extract issued by Competent Authority dated 12.02.2021 Mutation Entry No. 21355.

**(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.

**Owner of the Khasra No. 298 of Mouza – KATOL is** (1) Mr. Vishwas Yadaorao Charde (2) Mr. Sanjay Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde.

**(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. 298 having an area of 1.41 Hectares, held in Occupancy Class-1 Rights, Khate No. 11788 of Mouza – KATOL, Patwari Halka No. 44, including all other easementary rights appurtenant and belonging thereto, situated at Katol, within the limits of Nagar Parishad Katol, in Tahsil – Katol and District – NAGPUR, Originally belonged to to Mr. Yadaorao Charde.

THAT, the aforesaid Mr. Yadaorao Charde left for heavenly abode and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Leelabai Yadavrao Charde, Three Sons namely (1) Mr. Sanjay Yadaorao Charde, (2) Mr. Vishwas Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde and three married Daughters namely (1) Mrs. Chanda Ramdasji Borkar, (2) Mrs. Meena Avinash Makade, (3) Mrs. Geetabai Nandkumar Borkar,, by way intestate succession being the legal heirs of the deceased.

THAT, (1) Mrs. Chanda Ramdasji Borkar, (2) Mrs. Meena Avinash Makade, (3) Mrs. Geetabai Nandkumar Borkar, (4) Smt. Leelabai Yadavrao Charde lateron

  
**ASHWIN R. PATIL**  
Advocate



relinquished their share in the aforesaid Khasra No. 298 in favour of (1) Mr. Vishwas Yadaorao Charde (2) Mr. Sanjay Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde, by a Registered Relinquishment/Release Deed dated 09-03-2016, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 783/2016 on 09-03-2016.

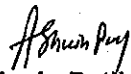
THAT, the aforesaid (1) Mr. Vishwas Yadaorao Charde (2) Mr. Sanjay Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde lateron prepared a layout on the land bearing Khasra No. 298 having an area of 1.41 Hectare R. (i.e. 14100 Sq. Mtrs.) by carving out various Plots of different sizes therein. And accordingly it has prepared the proposed Layout Plan of the said Khasra No. 298 by carving out various Plots of different sizes therein and to be known and styled as "BALAJI NAGAR" and the said layout is sanctioned and recommended by the Assistant Director, Town Planner, Nagpur, for Demarcation purpose vide his letter No. अकृषीक/अंतिम मंजूरी/मौ. काटोल/ता. काटोल/स.क्र. २९८/ससनाग/३०० Dated 22.02.2021.

THAT, the said (1) Mr. Vishwas Yadaorao Charde (2) Mr. Sanjay Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde lateron applied for conversion of the said land bearing Khasra No. 298 having total area of 1.41 Hectare R. for Non-Agricultural use. Considering their request the Tahsildar, Katol vide his Order No. प्रस्तु-१/तह. का/कावि-११४/२०२० Dated 03.03.2021 passed in Revenue Case No. 5/N.A.P-34/2020-21 of Mouza - Katol converted the said Khasra No. 298 for Non-Agricultural (Residential) use.

THAT, the aforesaid (1) Mr. Vishwas Yadaorao Charde (2) Mr. Sanjay Yadaorao Charde and (3) Mr. Manoj Yadaorao Charde lateron applied for Demarcation of the proposed layout carved on the said land bearing Khasra No. 298 having total area of 1.41 Hectare R. for Residential purpose. Considering their request and the said layout is primary sanctioned by the Chief Executive Officer, Nagar Parishad, Katol vide its Order No. नपका/न.र.वि./अभि. मंजूरी/३८२/२०२१ Dated 30.04.2021 for Residential use upon various terms and conditions.

Nagpur.

Dated : 08.07.2021

  
Ashwin Patil

Advocate

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54, Sawarkar Nagar,  
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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. 21355
- 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 : 08.07.2021**

  
**Ashwin Patil**  
Advocate

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