

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT - A
(Circular No: - 28 / 2021)

To
MAHARERA
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 597/3 of MOUZA - KATOL, P.S.K. 44, having an area of 1.91 Hectares, Rental Rs. 9.57 Yearly, held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol in Tahsil - Katol and District - NAGPUR.

1. I have investigated the title of the said plot on the request of SHRI. HEMRAJ NATTHUJI REWATKAR, Aged 64 Years, Occupation - Agriculturist, Resident of Nehru Bazar, Katol Road, Katol-440013, Tahsil - Katol and District - NAGPUR and following documents i.e.:-

- 1) Description of the property.
- 2) The Document of Ownership of Khasra/Survey No. 597/3
- 3) 7/12 Extract issued by Talathi, Nagpur-Rural
- 4) Partition Deed of Kh.No. 597/3 Dated 07-05-2014.
- 5) N.A. Order Dated 27-08-2020
- 6) Sanctioned Plan Dated 10-07-2020
- 7) Search report for 30 year from 2002 Till 2021



2/- 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 owner and Developer in clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey No. 597/3 : Shri. Hemraj Natthuji Rewatkar.

3/- The report reflecting the flow of the title of the said **SHRI. HEMRAJ NATTHUJI REWATKAR** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 26/06/2021



A handwritten signature in purple ink, consisting of stylized, overlapping loops and lines.

(SANDEEP SHASTRI)
ADVOCATE

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card (7/12 Extract) issued by Gram Vikas Adhikari, Katol
- 2) Mutation (Ferfar) Entry No. 8010.
- 3) Search report for 30 years from 2009 to 2021 Taken from Sub-Registrar office at Katol/Nagpur.

THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 597/3 of MOUZA – KATOL, P.S.K. 44, having an area of 1.91 Hectares, Rental Rs. 9.57 Yearly, held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol in Tahsil – Katol and District – NAGPUR.

THAT ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 691/1 & 692 of MOUZA – KATOL, P.S.K. 44, having an area of 14.18 Acres and 0.10 Acres, Rental Rs. 28.25 and Rs. 0.50 Yearly, held in Bhumiswami Rights, and including a well with electric Motor & Pump, all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol in Tahsil – Katol and District – NAGPUR, Originally belonged to Smt. Saraswati Baliramji Joshi, Shri. Vinayak Baliramji Joshi, Shri. Keshao Baliramji Joshi, Shri. Madhao Baliramji Joshi and Shri. Arun Baliramji Joshi, being their separate property.

THAT, the aforesaid Smt. Saraswati Baliramji Joshi, Shri. Vinayak Baliramji Joshi, Shri. Keshao Baliramji Joshi, Shri. Madhao Baliramji Joshi and Shri. Arun Baliramji Joshi lateron transferred the aforesaid property comprising Survey / Khasra / Gut No. 691/1 & 692 of MOUZA – KATOL by way of Sale to Shri. Dhanraj Natthuhi Rewatkar, by a Sale Deed Dated 21-04-1973, which is duly registered at the Office of the Sub-Registrar, Katol in Book No. 1 at Sr. No. 654 on even date. It is stated that the said property was purchased the said Shri. Natthuji Rewatkar in the name of his son Shri. Dhanraj Natthuhi Rewatkar.

THAT the aforesaid Khasra Nos. Survey / Khasra / Gut No. 691/1 & 692 of MOUZA – KATOL was lateron renumbered Survey / Khasra / Gut No. 597 of MOUZA – KATOL having an area of 5.74 Hectares, Rental Rs. 28.25 Yearly.

THAT, the aforesaid Shri. Dhanraj Natthuji Rewatkar and his 2 brothers namely Shri. Eknath Natthuji Rewatkar and Shri. Hemraj Natthuji Rewatkar executed an unregistered Partition Deed on 07-05-2014 and divided the said property comprising Survey / Khasra / Gut No. 597 of MOUZA – KATOL having an area of 5.74 Hectares, Rental Rs. 28.25



Yearly between them and the said property comprising ALL THAT Piece and parcel of land having an area of 1.91 Hectares comprising Middle Portion of Survey / Khasra / Gut No. 597 of MOUZA – KATOL including a well with electric Motor & Pump, all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol in Tahsil – Katol and District – NAGPUR come to share of Shri. Dhanraj Natthuji Rewatkar absolutely forever with heritable and transferable rights therein. The said land having an area of 1.91 Hectares renumbered as Survey / Khasra / Gut No. 597/3 of Mouza – Katol. As a result therefore the said Shri. Dhanraj Natthuji Rewatkar has become an exclusive, absolute and full Owner of the aforesaid property comprising Survey / Khasra / Gut No. 597/3 of MOUZA – KATOL having an area of 1.91 Hectares, Rental Rs. 9.57 Yearly with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in Revenue Records vide Ferfar Entry No. 8010. It appears that pursuant to the said partition of the land, the aforesaid property is separated/divided by the Revenue Authority under Section 85 of the Maharashtra Land Revenue Code.

THAT, the said land bearing Survey / Khasra / Gut No. 597/3 of MOUZA – KATOL converted for Non-Agricultural (Residential) use as per the letter of the Tahsildar, Katol, bearing No. Prastut/Tah.- Katol/KV/398/2020 Dated 27-08-2020 in the Revenue Case No. 1/NAP-34/2020-2021.

THAT, the aforesaid Shri. Dhanraj Natthuji Rewatkar later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

THAT, the aforesaid Shri. Dhanraj Natthuji Rewatkar prepared a Plan of the layout for the said Survey / Khasra / Gut No. 597/3 of MOUZA – KATOL consisting of various Plots of different sizes therein and the said layout is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide Permit No. Akrushi/Mouza-Katol/Tah-Katol/S.No.597/3/Sasanag/1039 Dated 10-07-2020. The said Layout known as "MEERAJ NAGAR".

(2) **THAT**, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(3) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Offices of the Sub-Registrar, Katol vide Challan GRN No. MH002427257202122E dated 18-06-2021, Challan GRN No. MH002425937202122E dated 18-06-2021 and General Receipt No. 1112055209, dated 18-06-2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Katol were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some of the registrars were sent for binding or not available for inspection, from the



available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and 7/12 Extract/City Survey Property Card extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for the property is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(4) On relying upon the aforesaid documents made available by **SHRI. DHANRAJ NATTHUJI REWATKAR** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **SHRI. DHANRAJ NATTHUJI REWATKAR** has acquired rights of development and sale in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion subject to compliances of the Development Control Rules and other regulations applicable to the said Land, there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present Owner/Developer **SHRI. DHANRAJ NATTHUJI REWATKAR** for development of the said land and to sell/transfer the said land/plots therein to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims.

4) Any other relevant Title :- NA

5) Litigations if any :- NA

Date : 26/06/2021




(SANDEEP SHASTRI)

ADVOCATE

CHALLAN
MTR Form Number-6



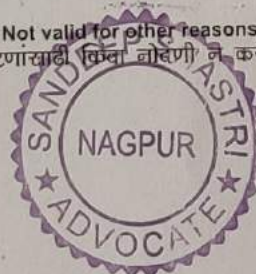
MH002425937202122E		BARCODE		Date 18/06/2021-17:56:20		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
e Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	SANDEEP ANANT SHASTRI		
tion PUNE							
2021-2022 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
072201 SEARCH FEE			500.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Five Hundred Rupees Only		
			500.00	Words			
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Cheque-DD Details				Bank CIN	Ref. No.	69103332021061817002	2686738000
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e of Bank				Bank-Branch		IDBI BANK	
e of Branch				Scroll No. , Date		Not Verified with Scroll	

Document ID : 206736558

Mobile No. : 9850361454

Document ID : 206736558
E:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



MH002425937202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jun 2021	Receipt	Receipt no.: 1112055209
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Katol S.No/CTS No/G.No. : 597
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH002425937202122E		
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'.		

[Handwritten Signature]



CHALLAN
MTR Form Number-6



MH002427257202122E		BARCODE		Date 18/06/2021-18:21:17		Form ID	
Inspector General Of Registration				Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Other Items		PAN No.(If Applicable)					
Name KTL_KATOL SUB REGISTRAR		Full Name		SANDEEP ANANT SHASTRI			
NAGPUR		Flat/Block No.					
2021-2022 One Time		Premises/Building					
Account Head Details		Road/Street		MOUZA KATOL			
2201 SEARCH FEE		Area/Locality		KATOL			
Amount In Rs. 250.00		Town/City/District					
		PIN		4 4 1 3 0 2			
		Remarks (If Any)					
		KH NO 597 SEARCH FOR 10 YEARS 1992 TO 2001					
		Amount In		Two Hundred Fifty Rupees Only			
		Words					
250.00							
ent Details IDBI BANK				FOR USE IN RECEIVING BANK			
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of Bank				Bank-Branch		IDBI BANK	
of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

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