

VANDAN M.GADKARI
ADVOCATE

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

To,
MahaRERA
Nagpur.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra No. 5/2/B, admeasuring 0.81 HR (8100 Sq. Mtrs.) of Mouza-Kharsoli, P.H. No. 40, Tahsil Nagpur (Rural), District Nagpur (hereinafter referred as the said property).

I have investigated the title of the said layout on the request of Shri Moreshwar Deoraoji Kadu and following documents i.e.:-

- 1) Description of Property :- Khasra No. 5/2/B, admeasuring 0.81 HR (8100 Sq. Mtrs.) of Mouza-Kharsoli, P.H. No. 40, Tahsil Nagpur (Rural), District Nagpur.
- 2) The documents of allotment of Plot :- Not applicable.
- 3) 7/12 Extract of property issued by Talathi Salai (Godhni), Nagpur (Rural), Nagpur.
- 4) Search report from 30 years from 1992 to 2021.

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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 the following owner Shri Moreshwar Deoraoji Kadu is clear, marketable and without any encumbrances.

Owner of the land

- (1) Shri Moreshwar Deoraoji Kadu - Khasra No. 5/2/B, Mouza-Kharsoli.

The report reflected the flow of the title of the owner Shri Moreshwar Deoraoji Kadu on the said land is enclosed herewith as annexure.

Date : .07/08/2021

Encl : Annexure.



(Signature)
(Vandan M. Gadkari)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract as on the date of application for registration.
- 2) Mutation Entry No. 1107 dated 14/06/2017.
- 3) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar Office at Nagpur.
 - a) All That Piece and parcel of land bearing Khasra No. 5, admeasuring Hectar 9.02 R was originally owned by Shri Baban Jagan Churad and his name was recorded as an owner in the records of Revenue. That Shri Baban Jagan Churad and his sons namely Shri Rambhau Baban Churad, Shri Dnyaneshwar Baban Churad, Shri Bharat Baban Churad, Shri Prakash Baban Churad and Shri Rangrao Baban Churad have effected family partition between them. That the said family partition was recorded by the Revenue Authorities vide Entry No. 56 dated 01/12/1988. That according to the said partition area admeasuring 2.16 HR came to the share of Shri Rangrao Baban Churad and accordingly his name is mutated in the records of revenue as owner. That the Revenue Department has given Khasra No. 5/2 owned by Shri Rangrao Babanrao Churad.
 - b) That Shri Rangrao Babanrao Churad sold land admeasuring 0.81 HR out of Eastern Portion of total land admeasuring 1.70 HR of Mouza-Kharsoli, Khasra No. 5/2 to Shri Moreshwar Deoraoji Kadu vide Sale Deed dated 10/11/2015 which is duly registered in the office of Sub-registrar Nagpur-7 on even dated at Sr. No. 7541/2015 in Book No. 1. Thus Shri Moreshwar Deoraoji Kadu became the absolute owner of the property and his name is

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mutated in the records of revenue vide Entry No. 1107 dated 14/06/2017. That the Khasra Number has been changed as 5/2/B by the Revenue Authority vide Entry No. 1192 dated 02/03/2019 after measurement by Deputy Superintendent, Land Records, Nagpur (Rural) in measurement Case No. 3273/2018.

- c) That Shri Moreshwar Deoraoji Kadu has decided to develop the aforesaid land by carving the layout. That the aforesaid land has been converted into Non-agriculture purpose i.e. for residential use by order dated 05/11/2020 passed by the Collector Nagpur in Revenue Case No. 81/NAP-34/Mouza-Kharsoli/2020-21. That Shri Moreshwar Deorao Kadu also paid Rs. 6,75,540/- on 03/12/2019 to Nagpur Metropolitan Regional Development, Nagpur towards Charges for Conversion of land use for agriculture to residential.
- d) That Shri Moreshwar Deorao Kadu also paid Rs. 2,41,947/- towards Security Deposit, Rs. 2,41,947/- towards Periodical Supervision Charges, Rs. 1,41,750/- towards Development Charges, Rs. 2,43,000/- towards Sewage Disposal Scheme to Nagpur Metropolitan Regional Development, Nagpur on 10/06/2021.
- e) That the Nagpur Metropolitan Regional Development, Nagpur has approval the residential layout plan on the aforesaid property vide Letter No. E.E./NMRDA/DPC/Agree/449 dated 26/07/2021 issued by its Executive Engineer.
- f) That Shri Moreshwar Deorao Kadu also entered into and Development Agreement dated 26/07/2021 with Nagpur Metropolitan Regional Development, Nagpur on terms and conditions mentioned therein.



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- 4) Any other relevant title- No.
- 5) Litigations if any - No.

Date :07/08/2021



V. Gadkari
(Vandan M. Gadkari)
Advocate

Encl: Search Receipt No. MH004229188202122E dated 29/07/2021



CHALLAN
MTR Form Number-5

[illegible]

Department ID: 737818002

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9405753444

धन्यवाद : This document is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered documents
 धन्यवाद : इस दस्तावेज़ केवल उक्त प्रकार के भुगतान के लिए ही वैध है। अन्य कारणों या अनपेक्षित दस्तावेजों के लिए यह वैध नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001992385202122	29/07/2021-08:59:12	IGR002	300.00
Total Defacement Amount					300.00