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FORMAT- A

(Circular No 28_____/ 2021)

To
MAHA RERA.

LEGAL TITLE REPORT

Sub: title clearance certificate with respect to Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah And Dist Nagpur ((herein after referred as the said property)

I have investigate the title of the said plot on the request of Shri Vishwas Umesh Chaoukse

I submit my report as under;

1. **Description of the Property**

All That Piece And Parcel Of The Land Bearing Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah And Dist Nagpur.
Bounded as under.

On East	Plot no. 16
On West	Road
On North	Road
On South	Road

2. List of title documents examined (all copies)

Sr No	Date And No. Of Document	Document Type	From	To	Address
1.	07/01/1993, Sr No. 5, Sub Reg No. 6	Sale Deed	Shantirani Mulakraj Chhabra	Smt Jayashree Purushottam Mor	Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah & Dist Nagpur.
2.	09/01/2013, Sr No. 202, Sub Reg No. 2	Lease Deed On Stamp Duty Of Rs. 26250/- Commencing From 25/03/1994 And Ending On 24/03/2024	Nit	Smt Jayashree Purushottam Mor	Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah & Dist Nagpur.
3.	18/02/2019, Sr No. 1340, Sub Reg No. 2	Sale Deed On Stamp Duty Of Rs. 2137500/-	Smt Jayashree Purushottam Mor	Shri Vishwas Umesh Chaoukse	Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah & Dist Nagpur.
4.	13/03/2020	Akhive Patrika	Shri Vishwas Umesh Chaoukse		Cs No. 41, Mouza Bhankheda

3. **Mutation of the name of the owner in the revenue record :**

The name of the Owner has been duly mutated in the revenue records.

Adv Vinita A. Chhagankar
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4. **Possession:** the said property is under the legal possession of the owner. The physical possession is to be confirmed by the transferee personally.

5. **Payment of Municipal /Local taxes/Cess etc :**the tax has been paid up to 31/03/2020

6. **Litigation and disputes :-**

I have visited the website of the court www.districtcourtnagpur.com on 26/07/2021.

I have made search in all the name mention in list of document (all copies) examine. I did not found any litigation or dispute relating to the said property . an affidavit from the owner for no litigation and dispute pending is recommended.

7. **Search :-**

I have carried out the search for 13 years (2009-2021) in the website of www.igrmaharashatra.gov.in on 26/07/2021. All the entries of the said property is verified in the search. I did not found any adverse entry in relating to this property. Original Search receipt no. MH004033136202122E dt. 26/07/2021 is enclosed.

Remark: some of the records has not been perfectly updated in this website. Hence and affidavit for clear and marketable title over the said property form the owner is recommended.

Certificate:

On perusal of the above mentioned documents and all other relevant document relating to title of the said property I am of the opinion that title of the Shri Vishwas Umesh Chaouks for the said property is clear and marketable and without any encumbrances.

Original verification of the title documents: Pending

The report is reflecting the flow of the title of Shri Vishwas Umesh Chaouks on the said land is enclosed herewith as annexure.

Encl. annexure

Date : 03/08/2021

Thanking You

Adv. Vinita A. Chhagankar.

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Annexure

Title flow of property

- That the said land bearing Plot No. 15 Adm Area 1134.708 Sq Mtrs Kh No. 6, Ward No. 53, House no. 783, City Survey No. 41, Sheet No. 4 Mouza Bhankheda Tah & Dist Nagpur is a leasehold land of NIT and originally belonged to Shantirani Mulakraj Chhabra
- Whereas Shantirani Mulakraj Chhabra sold the said land to Smt Jayashree Purushottam Mor vide sale deed dt. 07/01/1993, Sr No. 5, Sub Reg No. 6
- Whereas NIT has executed lease deed in favour of Smt Jayashree Purushottam Mor on dt. 09/01/2013, Sr No. 202, Sub Reg No. 2 which was Commencing From 25/03/1994 And Ending On 24/03/2024.
- Whereas Smt Jayashree Purushottam Mor sold the said plot to Shri Vishwas Umesh Chaoukse vide sale deed dt. 18/02/2019, Sr No. 1340, Sub Reg No. 2
- Whereas the name of present owner has been duly mutated in revenue records.

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