

Pravin Shende

Advocate & Notary
M. Com. LL.B
Advocate

Add :- Plot No. 1 "A"
Gorle Lay-out, Gopal Nagar,
IIIrd Bus Stop, Nagpur - 22
Ph. No. 2231410

FORMAT A
(CIRCULAR NO. .../2021)

To
MAHARERA,
Nagpur

LEGAL TITEL REPORT

Subject:- Title clearance Certificate with respect to Kh. No. 100 (Part) admeasuring 1.7 H.R. Rental Rs. 3.79/- held in occupancy Class-I Rights Khata No. 812, Mouza-Lava, P. H. No. 4, TOGETHERWITH a layout propose to be carved on the said land situated at Village Lava in Tah. Nagpur (Rural) and Dist. Nagpur. (Hereinafter referred as a Said Plot)

I have investigated the title of the said part of lands on the request Shri. Bhagwan Sitaramji Sawarkar (Owner, Promoter, Developer) and following documents.

1. All that Piece and parcel of land bearing Kh. No. 100 (Part), P. H. No. 4, admeasuring 1.72 H.R. held in occupancy rights Class-I Khata No. 812, Mouza-Lava, P.H. No. 4, TOGETHERWITH a layout proposes to be carved on the said land situated at Village Lava in Tah. Nagpur (Rural) and Dist. Nagpur.

On the East	Kh. No. 98
On the West	Kh. No. 101
On the North	Kh. No. 99
On the South	Kh. No. 16

2. Document of Ownership of Present Owner:- That the present owner Shri. Bhagwan Sitaram Sawarkar acquired the said land Kh. No. 100 (Part), P.H. No. 4 admeasuring 1.72 H.R. held in occupancy rights Class-I Khata No. 812, Mouza-Lava, P.H. No. 4, by way of legal heir of Shri. Sitaram Jagoji Sawarkar. That all the legal heirs are mutated their name on the Patwari record i.e. on 7/12 Extract which is issued by the Component Authority dtd. 21/01/2023 Mutation Entry No. 1246.

3. Search Report for the 30 years from 1992 to 2021 from record of Registrar Office for last 30 years by paying necessary search fee Rs. 750/- paid by way of G.R.N. Challan No. MH007286471202122E dtd. 8-10-2021 in the office of Sub-Registrar Nagpur (Rural) of the above mentioned documents and all other relevant

documents relating to said property, I am of the opinion that the title of following owner marketable and without any encumbrances.

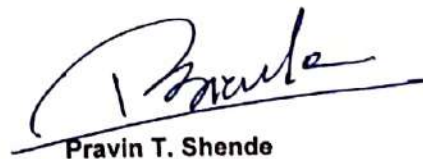
That the Owner of Kh. No. 100 (Part), P. H. No. 4, admeasuring 1.72 H.R. held in occupancy rights Class-I Khata No. 812, Mouza-Lava, P. H. No. 4, TOGETHERWITH a layout propose to be carved on the said land situated at Village Lava in Tah. Nagpur (Rural) and Dist. Nagpur. Owner Shri. Bhagwan Sitaram Sawarkar.

4. The title report reflecting the flow of the title (Owner/ Promoter) on the said land is enclosed herewith as Annexure.
5. That the said land originally owned by Shri. Sitaram Jagoji Sawarkar. That Shri. Sitaram Bhagwan Sawarkar heavenly about dtd. 27/11/1978 and Smt. Parvatabai Sitaram Sawarkar heavenly about dtd. 23/09/2021 living behind legal heirs 1) Maniram Sitaram Sawarkar (son) 2) Bhagwan Sitaram Sawarka (son) 3) Dhaniram Sitaram Sawarkar (son) 4) Smt. Chhabhi Gopal Kale Marriage before name Chhabhi Sitaram Sawarkar (daughter) 5) Smt. Vatsalabai Kisan Lonare Marriage before name Vatsalabai Sitaram Sawarkar (daughter). They have become absolute owner of the said property.
6. That the 1) Maniram Sitaram Sawarkar (son) 2) Bhagwan Sitaram Sawarka (son) 3) Dhaniram Sitaram Sawarkar (son) 4) Smt. Chhabhi Gopal Kale Marriage before name Chhabhi Sitaram Sawarkar (daughter) 5) Smt. Vatsalabai Kisan Lonare Marriage before name Vatsalabai Sitaram Sawarkar (daughter) muted our names 7/12 Extract.
7. That the 1) Smt. Chhabhi Gopal Kale Marriage before name Chhabhi Sitaram Sawarkar (daughter) 2) Smt. Vatsalabai Kisan Lonare Marriage before name Vatsalabai Sitaram Sawarkar (daughter) executed relinquishment deed in favour of Shri. Bhagwan Sitaram Sawarkar which duly Notary registered in the office Advocate Notary Shri. Brijesh Prasad vide its Notary No. 1896, dated 17/12/2018.
8. That the legal heirs of Shri. Sitaram Jagoji Sawarkar 1) Dhaniram Sitaram Sawarkar 2) Maniram Sitaram Sawarkar 3) Bhagwan Sitaram Sawarkar executed Partition Deed of Mouza-Lava, P.H. No. 4, a) Kh. No. 90, admeasuring 0.40 H.R. b) Kh. No. 92, admeasuring 0.25 H.R. c) Kh. No. 96 admeasuring 3.74 H.R. d) Kh. No. 100 admeasuring 2.08 H.R. as per the partition deed Kh. No. 100 admeasuring 2.08 H.R. out of this Northern portion admeasuring 1.75 H.R. transfer the said property by virtue of partition deed in favour of Shri. Bhagwan Sitaram Sawarkar which duly registered in the office of Sub Registrar Nagpur No. 7 in Additional book No.1, at Register Sr. No. 8203, dated 04/12/2015.

9. That during the course of time aforesaid land bearing Kh. No. 100 Mouza Lava, P.H. No. 4 is converted from occupancy Class-II (Bhumidari rights) to Class-I rights. (Bhumidari Rights) U/S 29 sub-section 2(K) land revenue code 1977 by the Sub-Divisional Officer, Nagpur the same accordingly recorded in the revenue records.
10. That the said land applied for the conversion of the said land agriculture use to non-agriculture use (residential) and considering his request the collector Nagpur order dtd. 30/08/2021 passing Revenue Case No. 26/NAP-34/Mouza-Lava/2020-21. The said Agricultural land and Non-agriculture (i.e residential) Use.
11. That the layout of development of Agreement of Kh. No. 100, Mouza-Lava, executed on dtd. 27/09/2021 made between Bhagwan Sitaram Sawarkar and Nagpur Metropolitan Region Development Authority declared by the Govt. of Maharashtra for Nagpur Metropolitan Area and the said layout is duly final sanction and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur vide its Letter No. EE/NMRDA/AGG495 dtd. 27/09/2021.
12. In this way Shri. Bhagwan Sitaram Sawarkar became the absolute owner of Kh. No. 100, admeasuring 1.75 H.R.
13. That this search is made by me on the basis of documents which is provided by the parties, which all entries are verified manually from Registrar Office, which is mentioned in this search.
14. That there are no oral transactions. I am satisfied that the property is heritable and transferable.
15. In result, I have to state that, I have made necessary searches at the concerned Sub-Registrars office update and as the result of the such searches, I satisfied that the property in question is free from all types of encumbrances and the title of plot owner is legal clear and marketable.
16. I certified that all documents are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions of Bombay Stamp Act, 1958 / Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered / attested, wherever these documents require Registration & Attestation.

Date: 8-10-2021

Nagpur



Pravin T. Shende

Advocate

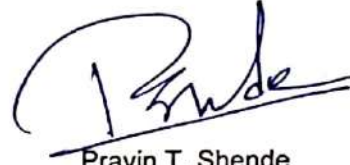
3rd Bus-stop, Gopal Nagar,
Nagpur-440022

Pravin T. Shende
Advocate & Notary
Plot No. 1A, Gorie Lay-out,
3rd Bus Stop, Gopal Nagar,
Nagpur - 440022

Follow the Title of the said land

1. 7/12 Extract as on date application for Registration Available.
2. Mutation Entry No. 1246 dtd. 21/01/2013.
3. Search Report for 30 years from taken from Registrar Office at Nagpur (Rural)
4. Any other title no.
5. Litigation if any no.

Date:- 8-10-2021
Nagpur-



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CHALLAN
MTR Form Number-6



MH007286471202122E		BARCODE		Date 08/10/2021-17:17:05		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)		AJCPS7456D	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Pravin T Shende	
Location NAGPUR				Flat/Block No.		Plot No 1 A Gorle Layout	
Year 2021-2022 From 08/10/1992 To 08/10/2021				Premises/Building		GOPAL NAGAR	
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Kh. No. 100 Part P H No 4 admeasuring 1.72 H.R. Khata No 812		
					Mouza-Lava		
					Amount In		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02901792021100836982		506173554	
Cheque/DD No.				Bank Date		RBI Date	
				08/10/2021-17:20:28		Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9325344121
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.


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