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FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 80/1 of Mouza-NAGALWADI, situated at Nagalwadi, Taluka – Hinhna and District - NAGPUR(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of SHIVAJI LAND BUILDER AND DEVELOPER and following documents i.e. :-

- 1) Description of the property - Kh. No. 80/1 of Mouza-NAGALWADI, situated at Nagalwadi, Taluka – Hinhna and District - NAGPUR.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Patwari mutation entry no 1357 Dated 17-09-2020.
- 4) Search report for 30 years from 1991 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 SHIVAJI LAND BUILDER AND DEVELOPER is clear, marketable and without any encumbrances.

Owners of the land

SHIVAJI LAND BUILDER AND DEVELOPER, Kh. No. 80/1.

(4) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 14-10-2021



Advocate.

ASHISH M. NAGPURE
Advocate

ASHISH M. NAGPURE

Advocate

Off Address :

1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

ANNEXURE – 'A'

NO ENCUMBRANCE CERTIFICATE

This is the certify that I the undersigned have investigated the Title of the recorded Owners SHIVAJI LAND BUILDER AND DEVELOPER A Partnership Firm, having its Registered Office at Nagpur on respect of the property herein below mentioned and perused the required documents supplied to me and after taking proper searches in the Offices of Sub-Registrar of Assurance at Hingna and have not found any adverse entry affecting the title of above named owners over the said property and there is no charge or lien over the said property And the said property is free from all kinds of encumbrances and the recorded Owners were having good valid clear and marketable title over the same.

DESCRIPTION OF THE PROPERTY

ALL THAT Agricultural land bearing Kh. No. 80/1 of Mouza – NAGALWADI, having an area of 0.91 Hectors, held in Bhogwatdar Class-1 Rights, situate at Village – Nagalwadi, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR and the said land is bounded as under :-

ON THE EAST - KHASARA NO. 78.
ON THE WEST - SHIV PANDHAN.
ON THE NORTH - KHASARA NO.77.
ON THE SOUTH - KHASARA NO.80/2.

NAGPUR :

DATED : 14-10-2021


(ASHISH. M NAGPURE)

Advocate

ASHISH M. NAGPURE
Advocate

MH007496704202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Oct 2021	Receipt	Receipt no.: 1112163601
Name of the Applicant : Ashish Madhukar Nagpure		
Details of property of which document has to be searched :		Dist :Nagpur Village :Rui S.No/CTS No/G.No. : 14
Period of search :		From :2009 To :2021
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH007496704202122E		
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 '.		



ASHISH M. NAGPURE

Advocate

Address :

Plot No. 68,

'Namrata Apartment'

Atrey Layout, Ring Road,

Nagpur.

Mob.No. 9823630809

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my client **SHIVAJI LAND BUILDER AND DEVELOPER (PAN – ACLFS7337M)** through its Partner **SHRI. AVINASH S/o VINAYAK RAUT, (PAN – AMBPR2188R) (Aadhar No. 744747397179)**, Resident of Flat No. 104, Bhagwati Palace, Shastri Layout, Subhash Nagar, Nagpur-440022, Tahsil and District – NAGPUR, have investigated the title relating to **ALL THAT** Agricultural land bearing Kh. No. 80/1 of Mouza – NAGALWADI, having an area of 0.91 Hectors, held in Bhogwatdar Class-1 Rights, situate at Village – Nagalwadi, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 80 (Old No. 63) of Mouza – NAGALWADI, having an area of 1.76 Hectors, Rental Rs. 2.50/-, held in Bhogwatdar Class-1, P.S.K. 6, situate at Village – Nagalwadi in Tahsil – HINGNA and District – NAGPUR, Originally belonged to Shri. Yadorao S/o Govindrao Raut, being his separate property.

(2) THAT the said Shri. Yadorao S/o Govindrao Raut transferred the Northern Portion of the said Kh. No. 80 having an area of 0.909 Hectors to Shrikant S/o Martandrao Newaskar, HUF, by a Sale Deed Dated 22-06-2012, which is duly Registered in the Office of the Sub Registrar, Hingna in Book No. 1 at Sr. No. 2808 on even date and the said Northern Portion of Kh. No. 80 is renumbered as Kh. No. 80/1 having an area of 0.91 Hector.

(3) THAT in due course of time the aforesaid Shrikant S/o Martandrao Newaskar, HUF transferred the said Kh. No. 80/1 of Mouza – NAGALWADI to SHIVAJI LAND BUILDER AND DEVELOPER by a Sale Deed Dated 25-09-2019, which is duly Registered in the Office of the Sub Registrar, Hingna in Book No. 1 at Sr. No. 5365 on even date. As a result therefore the said SHIVAJI LAND BUILDER AND DEVELOPER has now become the exclusive, absolute and full Owner of the aforesaid property comprising Kh. No. 80/1 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

(4) THAT the Shivaji Land Builders and Developers has decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as **"CANAL FRONT-2"**.



(5) THAT the aforesaid entire land comprising Kh. No. 80/1 of Mouza – NAGALWADI is converted for Non-Agricultural use vide Order Dated 02-09-2021 passed by the Collector, Nagpur, in Revenue Case No. 33/NAP-34/2021-2022 of Mouza – NAGALWADI.

(6) THAT the Layout Plan of the said Kh. No. 80/1 of Mouza – NAGALWADI, is also duly sanctioned by the N.M.R.D.A. vide its Letter No. 5683 Dated 05-08-2021.

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar by depositing required fees thereon vide Receipt No. 1112163601, Dated 13-10-2021 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his plot/property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 14-10-2021


(ASHISH M. NAGPURE)

Advocate

ASHISH M. NAGPURE
Advocate
