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Ashwin R. Patil
ADVOCATE

FORMAT - A

(Circular No. 28/2021)

• To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land being a portion of the entire land bearing **Khasra No. 37/1/2/K/1 having an total area of 0.90 Hectare R. of Mouza – SHANKARPUR**, Patwari Halka No. 42 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ANANDAM ELITE-PHASE-1"**, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR (**hereinafter referred as the said plot**").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land being a portion of the entire land bearing **Khasra No. 37/1/2/K/1 having an total area of 0.90 Hectare R. of Mouza – SHANKARPUR**, Patwari Halka No. 42 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ANANDAM ELITE-PHASE-1"**, situated at Village - Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	KHASRA NO. 38,
ON THE WEST	-	SHANKARPUR TO PANJRI ROAD,
ON THE NORTH	-	KHASRA NO. 37/1/2KH AND 36,
ON THE SOUTH	-	KHASRA NO. 47, 51, 52, 55 AND 56

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(2) Document of Ownership of Present Owner :-

(a) Sale Deed Dated 20-10-2015 of Mr. Pankaj Chandrakant Waghmare.

(3) 7/12 extract issued by Competent Authority dated 23-09-2021 Mutation Entry No. 2613.

(4) Search report for 30 years from 1992 to 2021 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 (following owner) is clear, marketable and without any encumbrances.

Owner of the Khasra No. 34/1/2/K/1 of Mouza – SHANKARPUR is Mr. Pankaj Chandrakant Waghmare.

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

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 37/1/2/K having an area of 4.40 Hectare R., Land Revenue Rs. 16.50/-, held in Occupancy Class-1 Rights, Khate No. 30 of Mouza – SHANKARPUR, Patwari Halka No. 42 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged Mr. Prabhakar Jagoba Manekar, as a recorded Owner thereof being his separate ancestral property and the same is accordingly mutated his name in all relevant records.

THAT, the said Mr. Prabhakar Jagoba Manekar lateron transferred/sold a portion of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.50 Hectare R. out of the entire land bearing Khasra No. 37/1/2/K, having total area of 4.40 Hectare R., Land Revenue Rs. 16.50/-, held in Occupancy Class-1 Rights, Khate No. 30 of Mouza – SHANKARPUR, Patwari Halka No. 42 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Mr. Pankaj Chandrakant Waghmare, the Vendor hereinabove named, by a Sale Deed


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Dated 20-10-2015, which is duly registered in the Office of the Joint Sub-Registrar Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 7244/2015 on 20-10-2015 and the said Sale Deed is also signed by Mr. Milind Dattatray Mahajan in the Capacity of the Consensor.

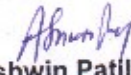
WHEREAS, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha) the said land 2.50 Hectare R. of Khasra No. 37/1/2/K of Mouza – SHANKARPUR is now renumbered as Khasra No. 37/1/2/K/1 having an total area of 0.90 Hectare R. of Mouza – SHANKARPUR. As a result therefore Mr. Pankaj Chandrakant Waghmare has now become the owner of the Khasra No. 37/1/2/K/1 having an total area of 0.90 Hectare R., Rental Rs. 3.38/- of Mouza – SHANKARPUR with heritable and transferable rights therein and the same is also mutated in his name in all relevant records.

THAT, Mr. Pankaj Chandrakant Waghmare jointly lateron decided to develop the said Piece of land bearing Khasra No. 37/1/2/K/1 having an total area of 0.90 Hectare R. into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as “ANANDAM ELITE-PHASE-1” and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/6026 Dated 07-10-2021.

WHEREAS, Mr. Pankaj Chandrakant Waghmare has availed Finance from Nirmal Ujjwal Credit Co-operative Society Ltd., Nagpur and Mortgaged the said Property with Nirmal Ujjwal Credit Co-operative Society Ltd., Nagpur and Nirmal Ujjwal Credit Co-operative Society Ltd., Nagpur issued No Objection Certificate for development with condition to obtain release Letter for sale of every individuals plots.

Nagpur.

Dated : 23.10.2021


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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract as on date of application for registration - available.
- 2) Mutation Entry No. 2613 dated 23-09-2021
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur (Rural)
- 4) Any other relevant title. - No
- 5) Litigations if any. - No

Nagpur.

Dated : 23.10.2021


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