

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

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 containing by admeasurements 0.99 Hectare R. (i.e. 2.44 Acres), Rental Rs. 4.16/- (except reservation land) being a portion of the entire land bearing Khasra No. 44/2 having total area of 1.31 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 “SHREE RESIDENCY”, 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 containing by admeasurements 0.99 Hectare R. (i.e. 2.44 Acres), Rental Rs. 4.16/- (except reservation land) being a portion of the entire land bearing Khasra No. 44/2 having total area of 1.31 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 “SHREE RESIDENCY”, 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	-	18.00 MTRS. WIDE GOVT. PANDHAN,
ON THE WEST	-	KHASRA NO. 44/1,
ON THE NORTH	-	REMAINING RESERVATION PORTION ADMEASURING
		0.32 HECTAR R. OF KHASRA NO. 44/2,
ON THE SOUTH	-	24.00 MTRS. WIDE GOVT. PANDHAN

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(2) Document of Ownership of Present Owner :-

(a) Sale Deed Dated 31-12-2020, Registered on 05-01-2021 of M/s Wainganga Associates.

(3) 7 /12 extract issued by Competent Authority dated 24-02-2021 Mutation Entry No. 2203.

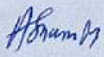
(4) Search report for 30 years from 1992 to 2021 On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owner of the Khasra No. 44/2 of Mouza – SHANKARPUR is M/s Wainganga Associates acting through its Partners (1) Mr. Shrihari Jiyalal Chaudhari and (2) Mr. Prashant Haribhau Kanoje.

(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 land bearing Khasra No. 44/2, having an area of 1.31 Hectare R., Rental Rs. 5.50/-, held in Occupancy Class-1 Rights of Mouza – SHANKARPUR, Patwari Halka No. 42 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and including all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Mr. Fagorao Dayal Kalzare, as a recorded Owner thereof being his separate property having acquired the same by him by a family partition deed and the same is mutated in his name in all relevant records.

THAT, the aforesaid Mr. Fagorao Dayal Kalzare left for heavenly abode on 14.12.2016 and consequent upon his death/demise, his aforesaid property devolved upon his widow namely Smt. Muktabai Fagorao Kelzare, three sons namely (1) Mr. Pramod Fagorao Kelzare, (2) Mr. Anil Fagorao Kelzare and (3) Mr. Jagdish Fagorao Kelzare and only married daughter namely Smt. Rekha Suresh Wankhede by way of intestate succession being only heirs of the deceased.


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THAT, the aforesaid (1) Mr. Pramod Fagorao Kelzare, (2) Mr. Anil Fagorao Kelzare, (3) Mr. Jagdish Fagorao Kelzare and (4) Smt. Rekha Suresh Wankhede jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land 0.99 Hectares (i.e. 2.44 Acres) (except reservation land) out of the entire land bearing Khasra No. 44/2 of Mouza – SHANKARPUR, Patwari Halka No. 42, having total area of 1.31 Hectare R., Rental Rs. 5.50/-, held in Occupancy Class-1 Rights, Khate No. 109 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and including all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Wainganga Associates, acting through its Partners (1) Mr. Shrihari Jiyalal Chaudhari and (2) Mr. Prashant Haribhau Kanoje, by a Sale Deed Dated 31.12.2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 219/2021 on 05.01.2021. As a result therefore the aforesaid M/s Wainganga Associates, acting through its Partners (1) Mr. Shrihari Jiyalal Chaudhari and (2) Mr. Prashant Haribhau Kanoje have now became an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the 7/12 Extract vide Mutation Entry No. 2203.

THAT, M/s Wainganga Associates, acting through its Partners (1) Mr. Shrihari Jiyalal Chaudhari and (2) Mr. Prashant Haribhau Kanoje lateron decided to develop the said Piece of land admeasuring 0.99 Hectare R. (i.e. 2.44 Acres) (except reservation land) being portion of the entire land bearing Khasra No. 44/2 having total area of 1.31 Hectare R. into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as “**SHREE RESIDENCY**” and the said layout is finally sanctioned and approved by the Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on 02.08.201 and as per said order the said layout is finally 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/5697 Dated 09-08-2021.

THAT, the aforesaid entire land bearing Khasra No. 44/2 of Mouza – SHANKARPUR, P.S.K. 42, having total area of 1.31 Hectare R. out of which the land admeasuring 0.858231 Hectare R. (i.e. 8582.31 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No.

Handwritten signature

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Prastu/Jilhadhikari/Kavi-1006/2021 Dated 10.11.2021 passed in Revenue Case No. 54/NAP-34/Mouza –Shankarpur/2021-22.

THAT, in pursuance of the aforesaid Non Agricultural Order and finally sanctioned and approved layout and also provision under Section 42A of the Maharashtra Land Revenue Code, 1966, the Hon'ble Collector, Nagpur has granted Sanad/Annexure B to the aforesaid property bearing Khasra No. 44/2 on 10.11.2021 under the Revenue Case No. 54/NAP-34/Mouza –Shankarpur/2021-22.

Nagpur.

Dated : 24.11.2021

Ashwin Patil

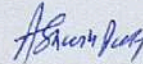
Advocate

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract as on date of application for registration - available.
- 2) Mutation Entry No. 2203 dated 28-01-2021
- 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 : 24.11.2021



Ashwin Patil

Advocate

ASHWIN R. PATIL

Advocate

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Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH009230620202122E	BARCODE	Date		25/11/2021-15:49:46	Form ID
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Type of Payment			Other Items			
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name	
Location			NAGPUR		Adv Ashwin Patil	
Year			2021-2022 From 01/04/2021 To 31/03/2022		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			325.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4 4 0 0 1 5	
			Remarks (If Any)			
			Search Fee for Khasra No. 44/2 Mouza Shankarpur Nagpur Rural and			
			District Nagpur			
			Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00		Words	
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN	Ref. No.	00040572021112507387	IK0BJWNLK6
Cheque/DD No.			Bank Date	RBI Date	25/11/2021-15:24:50	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासारी लागू नाही.

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