

Nagpur

Date: - 20.05.2022

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO PLOT NO. 37(PART), 38 & 39 SITUATED AT MOUZA DIGHORI, TALUKA & DISTRICT NAGPUR (HEREINAFTER REFERRED AS THE "SAID PLOT") FOR 30 YRS.

I have investigated the title of the said plot on the request of Shri Prabhav Vijayrao Khawase and following details and documents are provided for verification i.e.:

1) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of plot no. 37(part), 38 & 39 total admeasuring 326.637 Sqr mtr. Situated within the layout of Amar Asha Gruha Nirman Sahakari Sanstha Nagpur Being portion of Mouza Dighori, khasara no. 7/4, PHN 34-A, City Survey no. 55, Sheet no. 647/9, ward no. 21, within limits of Nagpur Municipal corporation and Nagpur Improvement trust Nagpur, Bounded as under:-

East - Plot no. 41& 42

West - 6 Mtr Wide Road

North - 9 Mtr Wide road

South - remaining portion of Plot no. 37



2) THE DOCUMENTS OF ALLOTMENT OF PLOT :-

- (i) Sale Deed No. 5302(P) dated 22.08.1984 in favour of Ku. Kasturbaben Dahyabhai Joshi executed by Amar Asha Gruha Nirman Sahakari Sanstha Nagpur
- (ii) Sale Deed No. NGN8/2043/2005 dated 23.06.2005 jointly in favour of Shri Nitish Sukhdeorao Hatwar and Mrs Shailaja Nitish Hatwar executed by Ku. Kasturbaben Dahyabhai Joshi in respect of plot no. 37(Part) admeasuring 500 sqr.ft. and 38 admeasuring 1500 sqr. ft.
- (iii) Sale Deed No. NGN8/204/2021 dated 08.01.2021 in favour of Shri Prabhav Vijayrao Khawase executed by Shri Nitish Sukhdeorao Hatwar and Mrs Shailaja Nitish Hatwar in respect of plot no. 37(Part) admeasuring 500 sqr.ft. and 38 admeasuring 1500 sqr. ft.
- (iv) Sale Deed No. 4201(P) dated 16.06.1984 in favour of Ramesh Narayanraoji Gohate executed by Amar Asha Gruha Nirman Sahakari Sanstha Nagpur, in respect of plot no. 39 admeasuring 148.801 sqr. Mtr..
- (v) Sale Deed No. NGN8/2405/2021 dated 31.03.2021 in favour of Shri Prabhav Vijayrao Khawase executed by Shri Ramesh Narayanraoji Gohate in respect of plot no. 39 admeasuring 148.801 sqr. Mtr.

3) PROPERTY CARD (AAKHIW PATRIKA)

Issued by City Survey Office No. 2 Nagpur dated 20.05.2022, mutation entry no 28111 dated 20.07.2021 & 28116 dated 09.08.2021

4) SEARCH REPORT FOR 30 YEARS

From 1992 till May 2022



A handwritten signature in blue ink, appearing to be "Dnyo" or similar, written over a horizontal line.

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 Shri Prabhav Vijayrao Khawase is clear, marketable and without any encumbrances.

5) Owners of the land plot no. 37(Part), 38 & 39

1. Shri Prabhav Vijayrao Khawase CTS/C.S. No. 55 Moza Dighori, Nagpur
2. Qualifying comments/remarks if any_ NIL

The report reflecting the flow of the title of the Shri Prabhav Vijayrao Khawase on the said land is enclosed herewith as annexure.

Encl : Annexure flow of the title




(Suryakant R. Gajbhiye)
Advocate

FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

That the title history of the property since last 30 years shows the following chain of transaction.

That, I have provided with Documents for my perusal. From the perusal of the same it is appeared that the property bearing plot no. 37, 38 & 39 was initially in the year 1984 belongs to Amar Asha Gruha Nirman Sahakari Sanstha Nagpur. That therefore the said society had sold plot no. 37 & 38 to Ku. Kasturbaben Dahyabhai Joshi by way of Sale Deed No. 5302(P) dated 22.08.1984. Therefore the said owner had sold plot no. 37(Part) and 38 to Shri Nitish Sukhdeorao Hatwar and Mrs Shailaja Nitish Hatwar vide Sale Deed No. NGN8/2043/2005 dated 23.06.2005.

Thereafter the owners Shri Nitish Sukhdeorao Hatwar and Mrs Shailaja Nitish Hatwar had sold the said plots to Shri Prabhav Vijayrao Khawase Sale Deed No. NGN8/204/2021 dated 08.01.2021.

That accordingly the plot no 39 was sold by the society to Ramesh Narayanraoji Gohate vide Sale Deed No. 4201(P) dated 16.06.1984 and thereafter the said owners had sold plot no. 39 to Shri Prabhav Vijayrao Khawase vide Sale Deed No. NGN8/2405/2021 dated 31.03.2021.

Thus by way of the said sale deed Shri Prabhav Vijayrao Khawase had become absolute owner and possessor of the said plots No. 37(Part), 38 & 39. Therefore the said owner Shri Prabhav Vijayrao Khawase had mutated his name on Property Card.

That during the course of time the said unauthorized plot no. 35,36,37 & 38 was regularized for residential purpose vide permit no. BE(S)/572/181/2627 of 2001 dated 13.11.2002. accordingly the plot no. 39 was regularized vide BE(S)/572/181/12514/11395 dated 26.04.2006.

Hence Shri Prabhav Vijayrao Khawase is the absolute owner and possessor of the plot no. 37(Part), 38 & 39. Thus the mutation on property is taken vide Mutation Entry No 28111 dated 20.07.2021 &



A handwritten signature in blue ink, appearing to be "Prabhav", written over a horizontal line.

28116 dated 09.08.2021 on Akhiw Patrika issued by City Survey officer no.2 Nagpur.

That Search report for 20 years from Taken from online site of Sub-Registrar office at Nagpur vide Challan No. MH002145864202223E Dated 20.05.2022.

That no any other relevant title is found and no Litigations are pending in any court of law as per the version of the said owner.

Hence Submitted.



(Suryakant R. Gajbhiye)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH002145864202223E	BARCODE			Date	20/05/2022-15:46:24	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)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SURYAKANT RAJKUMAR GAJBHIYE			
Location PUNE				Flat/Block No.					
Year 2022-2023 One Time				Premises/Building					
Account Head Details				Amount In Rs.					
0030072201 SEARCH FEE				525.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
				Remarks (If Any)					
				Amount In Five Hundred Twenty Five Rupees Only					
Total				525.00		Words			
Payment Details UCO BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		03203522022052000017 41699586	
Cheque/DD No.				Bank Date		RBI Date		20/05/2022-15:48:31 Not Verified with RBI	
Name of Bank				Bank-Branch		UCO BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 84827477
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 दस्त्यासाठी लागू नाही.



[Signature]