



PRAVIN G PATIL

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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 bearing **Survey/Khasra No. 167** having an area of **3.15 Hectare**, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights of **Mouza : SUKHALI (GUPCHUP)**, P.S.K. 45, including all other easementary rights appurtenant and belonging thereto, situated at **SUKHALI (GUPCHUP)** in **TAHSIL:- HINGNA, DIST:- NAGPUR** (Hereinafter referred to as said Land")

I have investigated the title of the said property on the request of **ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL @ PREMDAS BAWISTALE** and the following documents i.e

1) **Description of Property :-**

ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 167** having an area of **3.15 Hectare**, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights of **Mouza : SUKHALI (GUPCHUP)**, P.S.K. 45, including all other easementary rights appurtenant and belonging thereto, situated at **SUKHALI (GUPCHUP)** in **TAHSIL:- HINGNA, DIST:- NAGPUR**.

2) **Following documents of allotment of the aforesaid property:-**

- i) Order of the Additional Collector, Nagpur for grant of permission for sale of Tribal Land in favor of **ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL BAWISTALE** for Non Agriculture Residential Use in Case No. क.डी.१६/बी १२ /आदि/कावि २७१/२०२० DATED 14-12-2020.
- ii) Sale Deed of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 167** having an area of **3.15 Hectare**, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights of **Mouza : SUKHALI (GUPCHUP)**, P.S.K. 45,

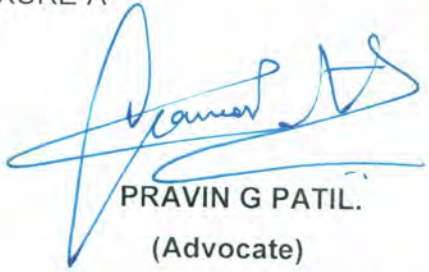
including all other easementary rights appurtenant and belonging thereto, situated at SUKHALI (GUPCHUP) in TAHSIL:- HINGNA, DIST:- NAGPUR which is duly registered in Book No.1 at Serial No. 294/2021 before the Joint Sub Registrar- HINGNA on 8-01-2021.

- iii) Correction Deed of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 167** having an area of **3.15 Hectare**, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights of **Mouza : SUKHALI (GUPCHUP)**, P.S.K. 45, including all other easementary rights appurtenant and belonging thereto, situated at SUKHALI (GUPCHUP) in TAHSIL:- HINGNA, DIST:- NAGPUR which is duly registered in Book No.1 at Serial No. 294/2021 before the Joint Sub Registrar- HINGNA on 14-01-2021.
 - iv) 7/12 Extract of Khasra / Survey No. 167 admeasuring 3.15 Hectares, of Mouza- **SUKHALI (GUPCHUP)**, in the name of **ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL BAWISTALE**.
 - v) Letter of the Executive Engineer, Nagpur Metropolitan Region Development Authority bearing No. **का.अभि/नामप्रविप्रा/6789** dated 29-03-2022 granting tentative sanction and demarcation of the layout plan of land admeasuring 1.444898 H.R (OR 14448.96 Sq. Mtrs) out of total land admeasuring 3.15 H.R submitted by the land owner for residential use.
 - vi) Layout Plan for Demarcatio Purpose only approved by the Assistant Engineer and Executive Engineer, Nagpur Metropolitan Region Development Authority.
- 3) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt **GRN MH000286172202223E** dated 7-04-2022.
- Search Report for 30 years from 1992 till 2022.
- 4) 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 **ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL BAWISTALE** is clear, marketable and without any encumbrances.
- 5). **OWNERS OF THE LANDS**
ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL BAWISTALE are the Owners of

ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 167** having an area of **3.15 Hectare**, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights of **Mouza : SUKHALI (GUPCHUP)**, P.S.K. 45, including all other easementary rights appurtenant and belonging thereto, situated at **SUKHALI (GUPCHUP)** in **TAHSIL:- HINGNA, DIST:- NAGPUR**

- 6) The report reflecting the flow of title of the Owners namely **ORANGE CITY REALITY THROUGH PROPRIETOR VISHAL PREMLAL BAWISTALE** on the said Land is enclosed herewith as ANNEXURE-A

NAGPUR
8-04-2022.



PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.

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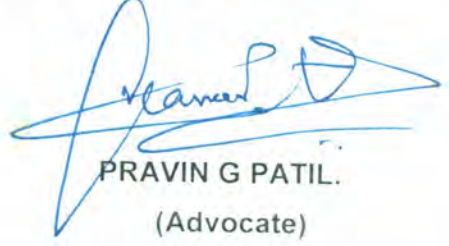
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract as on date of application for Registration.
2. Mutation Entry No. 1299.
3. Search Report for 30 years from 1992 till 2022 taken from Sub Registrar Office, Kamptee.
4. There is no pending litigation in respect of the said Land.

NAGPUR

8-04-2022.


PRAVIN G PATIL.
(Advocate)

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ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.