

FORMAT A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Kh. Survey No. 509, admeasuring about 0.44 Hectares, i.e. 4400.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : GUMTHALA, P. H. No. 23, Tahsil : KAMPTEE, District : NAGPUR (here-in-after referred as the said plot "MOULI NAGARI")

I/We have investigated the title of the said land on the request of Smt. Vimal Doma Korde Prop. M/s Mouli Land Developers, having office at Lonara, Gumthala, Tahsil : Kamptee, District : Nagpur and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of land bearing Kh. Survey No. 509, admeasuring about 0.44 Hectares, i.e. 4400.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : GUMTHALA, P. H. No. 23, Tahsil : KAMPTEE, District : NAGPUR.

02. Title documents for allotment of plot.

(i) Deed of Release / Relinquishment dt. 23.09.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5459 dt. 09.10.2019 executed by (i) Smt. Indubai Ganpat Wagh, (ii) Shri Shrawan Ganpat Wagh (iii) Shri Ravindra Ganpat Wagh (iv) Shri Ruprao Ganpat Wagh (v) Smt. Yashoda Suresh Korde (vi) Smt. Chandrakala Vitthal Wagh, (v) Shri Chhatrapati Vitthal Wagh (viii) Smt. Jyotsna Dinesh Gharjale nee Jyotsna Vitthal Wagh



(ix) Ms. Sarika Vitthal Wagh and (x) Ms. Kiran Vitthal Wagh in favour of Kachari Doma Korde alias Smt. Vimal Domaji Korde.

03. 7/12 issued by Patwari bearing Halka No. 23, vide Ferfar No. 3586

04. Search report for more than 30 years from 1982 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of Smt. Vimal Doma Korde Prop. M/s Mouli Land Developers, having office at Lonara, Gumthala, Tahsil : Kamptee, District : Nagpur is clear, marketable and without any encumbrances.

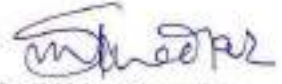
Owner of the land	
Kh. Survey No. 509, Mauza :	}
GUMTHALA, Tahsil : Kamptee,	}
District : Nagpur	}
	SMT. VIMAL DOMA KORDE

Qualifying comments/ remarks if any

The Title of Smt. Vimal Doma Korde Prop. M/s Mouli Land Developers is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of Smt. Vimal Doma Korde Prop. M/s Mouli Land Developers, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 22.07.2022


Adv. Sandeep Khedkar
Advocate.





CHALLAN
MTR Form Number-6



GRN MH005395565202223E		BARCODE		Date 22/07/2022-18:53:35		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 KMT_KAMTHI SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		CENTRAL AVENUE		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 0 8		
					Remarks (If Any)		
					KH NO 509 MZ GUMTHALA TAHSIL KAMPTEE DIST NAGPUR MOULI		
					NAGARI		
					Amount in		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	
						00040572022072224506	
						CKU2895956	
						22/07/2022-18:24:54	
						Not Verified with RBI	

Department ID :

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

Mobile No. : 9373103103

इस चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तावेजाची लागू नाही.

ANNEXURE TO FORMAT A

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "MOULI NAGARI" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 509, admeasuring about 0.44 Hectares, i.e. 4400.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : GUMTHALA, P. H. No. 23, Tahsil : KAMPTEE, District : NAGPUR owned by SMT. VIMAL DOMAJI KORDE Prop. M/s Mouli Land Developers, having office at Lonara, Gumthala, Nagpur. Our Findings are as under:

01. That, originally the said land bearing old Kh. No. 114/1, admeasuring about 0.44 H.R. was the inherited property of Shri Ganpat Maroti Wagh, Shri Vitthal Maroti Wagh and Smt. Bayanabai wd/o Maroti Wagh and Ms. Kachari d/o Maroti Wagh devolved on death of Shri Sakharam Jago Wagh as per records of the Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That under the consolidation proceedings held in the year 1980-81 the said old Kh. No. 114/1 was changed / given new Kh. No. 509, admeasuring about 0.44 H. R.

03. That, Smt. Bayanabai wd/o Maroti Wagh expired on 29.01.1990 and on her death her share in the said land was inherited by other co-owners Shri Ganpat Maroti Wagh, Shri Vitthal Maroti Wagh and Ms. Kachari d/o Maroti Wagh.

04. That one of the co-owner Shri Shrawan Maroti Wagh expired on 12.09.2015 and on his death his share in the said land was inherited by legal heirs (i) widow Smt. Indubai Ganpat Wagh, sons (ii) Shri Shrawan Ganpat Wagh (iii) Shri Ravindra Ganpat Wagh (iv) Shri Ruprao Ganpat Wagh and daughter (v) Smt. Yashoda Suresh Korde and the name of Shri Ganpat Maroti Wagh was deleted and the names of legal heirs were mutated in revenue records as the co-owners of the said land vide Ferfar No. 2284 dt. 13.11.2015



05. That one of the co-owner Shri Vitthal Maroti Wagh expired on 09.07.2014 and on his death his share in the said land was inherited by legal heirs (i) widow Smt. Chandrakala Vitthal Wagh, (ii) Son Shri Chhatrapati Vitthal Wagh and daughters (iii) Smt. Jyotsna Dinesh Gharjale nee Jyotsna Vitthal Wagh (iv) Ms. Sarika Vitthal Wagh and (v) Ms. Kiran Vitthal Wagh and the name of Shri Vitthal Maroti Wagh was deleted and the names of legal heirs were mutated in revenue records as the co-owners of the said land vide Ferfar No. 3290 dt. 13.08.2019

06. That, earlier partition in respect of family lands were effected and the land bearing Kh. No. 114/1 was gone in the share of Smt. Bayanabai Maroti Wagh and Ms. Kacharibai Maroti Wagh and the same was recorded in the revenue records vide Ferfar No. 7 dt. 11.11.1981.

07. That, Ms. Kacharibai got married and her name was changed to Smt. Vimal Domaji Korde and the same was published in the Maharashtra Govt. Gazzettee published on 10.10.2019.

08. That all the other co-owners i.e. (i) Smt. Indubai Ganpat Wagh, (ii) Shri Shrawan Ganpat Wagh (iii) Shri Ravindra Ganpat Wagh (iv) Shri Ruprao Ganpat Wagh (v) Smt. Yashoda Suresh Korde (vi) Smt. Chandrakala Vitthal Wagh, (v) Shri Chhatrapati Vitthal Wagh (viii) Smt. Jyotsna Dinesh Gharjale nee Jyotsna Vitthal Wagh (ix) Ms. Sarika Vitthal Wagh and (x) Ms. Kiran Vitthal Wagh relinquished all their rihghts, title and interest in the said land in favour of Kachari Doma Korde alias Smt. Vimal Domaji Korde by Deed of Release / Relinquishment dt. 23.09.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5459 dt. 09.10.2019 and the names of other co-owners were deleted from revenue records vide Ferfar No. 3323 dt. 24.02.2020

09. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

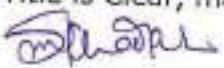


10. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said land of Kh. No. 509, admeasuring about 0.44 Hectares i.e. 4400.00 Sq. Mtrs. vide Letter bearing No. का.अमि.-१/नामप्रविप्रा/७१४८ दि. २८/०६/२०२२ and the owner has obtained the Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 vide Order dt. 13.10.2021 in Rev. Case No. 12/NAP-34/2021-22 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

11. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

12. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "MOULI NAGARI" carved on Kh. No. 509 of Mauza : GUMTHALA, Tahsil : Kamptee District : Nagpur is now owned by Smt. Vimal Doma Korde prop. M/s Mouli Land Developers, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

