

ANIKET ARUN LOHAKARE (Advocate) Mobile No. 7387677385

Email:- aniketal86@gmail.com

Off. & R/o Bharat Housing Society, Civil Lines, Jail Road, Wardha

To,

MahaRERA

Subject: - Title clearance certificate in respect of properties 1) Mouja Bela (Harishchandra), field Survey No. 207/1, P. H. No.38 Tah. Nagpur (Gramin), Dist. Nagpur and 2) Mouja Bela (Harishchandra), field Survey No. 206, P. H. No.38 Tah. Nagpur (Gramin), Dist. Nagpur.

I have investigated the title of the said plot on the request of Shri. Sanjay Shalikram Nandawanshi R/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, Infront Pratap Nagar, Police Chowki, Ranapratap nagar, PO- Ranapratap nagar, Sub-district Nagpur, Dist.- Nagpur and following documents i. e.: -

1	DISCRIPTION OF THE PROPERTY	1) Mouja Bela (Harishchandra), field Survey No. 207/1 P. H No.38 Tah. Nagpur (Gramin), Dist. Nagpur. Total area 0.81 HR. Class-I With following Boundaries: East : Road West : Khasara no. 206 North: Farm of Shri. Dada Dhabare South: farm of shri. Sudhakar Pande (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999) 2)Mouja Bela (Harishchandra), Survey No. 206, (P.H. No.38) Tah. Nagpur (Gramin), Dist. Nagpur. Total area 0.99 HR. Class-I, With following Boundaries: East : Khasara No. 207/1, 207/2 West : Farm of Shri. Gopichand Dhawad
---	------------------------------------	--

Adv. A. A. Lohakare
MAH/4598/2013
R/o. Civil Lines, Wardha.
Mob. 7387677385

		North: Farm of Shri. Dada Dhabare South: Khasara No. 208/B (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 5962/1999)
--	--	--

II & III LIST OF DOCUMENTS AND 7/12 EXTRACT AND MUTATION ENTRY

Sr. No.	Nature of documents (copies)	Date of Document	Parties to the document from to		Document No.
1	Sale Deed Field survey no. 207/1	Executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999	Shri. Sanjay Shalikram Nandawanshi	Shri. Shankarrao Motiram Pandey and Smt. Subhadrabai Motiram Pandey	2739/1999
2	Sale Deed Field survey no. 206	Executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 4962/1999	Shri. Sanjay Shalikram Nandawanshi	Shri. Krushnarao Vithoba Pandey and Smt. Gayabai Vithoba Pandey	4962/1999
3	7/12 Field survey no. 207/1	31/05/2022	Competent Authority	Shri. Sanjay Shalikram Nandawanshi	

Adv. A. A. Lohakare
 MAH/4598/2013
 R/o. Civil Lines, Wardha.
 Mob 7387677385

4	7/12 Field survey no. 206	31/05/2022	Competent Authority	Shri. Sanjay Shalikram Nandawanshi	
5	Mutation certificate F.S. no. 207/1	26/03/1990	Competent Authority	Shri. Motiram Laxman Pandey	Mutation no. 98
6	Mutation certificate F.S. no. 207/1	18/02/1993	Competent Authority	1)Shankar Pandey 2)Kasabai Banayit 3)Jijabai Yende 4)Bebybai Mahalle 5)Subhadrabai Pandey	Mutation no. 153
7	Mutation certificate F.S. no. 207/1	18/04/1994	Competent Authority	Shankar Pandey	Mutation no. 178
8	Mutation certificate F.S. no. 207/1	15/07/2000	Competent Authority	Shri. Sanjay Shalikram Nandawanshi	Mutation no. 326
9	Mutation certificate F.S. no. 206	15/07/2000	Competent Authority	Shri. Sanjay Shalikram Nandawanshi	Mutation no. 326
10	Non-agriculture land order of F.S. no. 206, 207/1	05/06/2022	Collector Nagpur	Shri. Sanjay Shalikram Nandawanshi	RMN-282/NAP-34/Mauza- Vela Hari/NAG(Gra)/2021-22
11	Release of plots in layout	06/10/2022	NMRDA	Competent Authority	Letter no. EE/NMRDA /DPC/ RL/ 1034

Adv. A. A. Lohakare
MAH/4598/2013
R/o. Civil Lines, Wardha.
Mob. 7387677385

VI. SEARCH REPORT FOR 30 YEARS

After going through the documents & perusing the same for the period of 1992 to 2022, i.e. for last 30 years for field Survey no. 207/1, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur and for the period of 2000 to 2022 i.e. for the last 22 years for field survey no. 206, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur.

2) 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 the **is clear marketable and without any encumbrance.**

A) Mouja Bela (Harishchandra), field Survey No. 207/1 P. H No.38 Tah. Nagpur (Gramin), Dist. Nagpur.

B) Mouja Bela (Harishchandra), Survey No. 206, (P.H. No.38) Tah. Nagpur (Gramin), Dist. Nagpur.

3) The report reflecting the flow of the title of the Shri. Sanjay Shalikram Nandawanshi on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 28/10/2022



Advocate

(A. A. Lohakare)

Adv. A. A. Lohakare
MAH/4598/2013
R/o. Civil Lines, Wardha.
Mob. 7387677385

ANIKET ARUN LOHAKARE (Advocate) Mobile No. 7387677385

Email:- aniketal86@gmail.com

Off. & R/o Bharat Housing Society, Civil Lines, Jail Road, Wardha

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12extract as on date of application for registration.
2. Mutation entry no. for a) F.S. no. 207/1 Mutation no. 326 on dated 15/07/2000
b) F.S. no. 206 Mutation no. 326 on dated 15/07/2000
3. Search report for 30 years from sub-register office at Nagpur (Gramin)
4. There are no litigation related to said land (search report it is clearly mention that take affidavit that there is no litigation pending.)

Date:- 28/10/2022



Advocate

(A. A. Lohakare)

Adv. A. A. Lohakare
MAH/4598/2013
R/o. Civil Lines, Wardha.
Mob. 7387677385