

FORM – A

(Circular No. 28/2021)

To,

Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
MUMBAI – 400 051.

MahaRERA
Administrative Building No1,
Civil Lines,
Nagpur – 440 001.

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to ALL THOSE pieces and Parcels of Non-Agricultural land bearing Plot No.77 of Layout at Khasra No.43/2, 44,45/3 of Mouza : Babhulkheda, of Bhagwan Nagar, Chandan Nagar Co-operative Housing Society bearing City Survey No. 3874 & 3875 having admeasuring area of 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. corrected area vide Hon'ble SDO Nagpur's Order in his Order No. / CTS / Corrected Order/Mouza : Babulkheda/ City Survey/ SR 314/17 dated 17/10/2017 Section 106, 135 of Maharashtra Land Revenue Code 1966 vide area of City Survey No. 3874, and 3875 of Mouza Babulkheda corrected as per Hon'ble District Superintended Land Record, Nagpur and area as per Map 154.69 Sq.Mtrs. and 166.25 Sq.Mtrs. and area as per property Card (Akhiv Patrika) 107.63 Sq.Mtrs. and 139.50 S Sq.Mtrs. As per the

procedure of the Land Rectification in the area that the Land in the abovementioned City Survey Nos. are fixed and corrected as 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. respectively. Total admeasuring 391.76 Sq.Mtrs. together with a layout proposed to be carved on the said land to known and styled as **LAXMI NARAYAN KUNJ** situated at Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur. (hereinafter referred to as the **SAID PLOT**)

1) I have investigated the title of the said Layout on the request of the **Vitthal Narayanrao Shettewar**, (Name of owners / promoters / developers / Company) and following documents i.e.

1) **Description of the Property :**

ALL THOSE Pieces and Parcels of Non- Agricultural land bearing Plot No.77 of Layout at Khasra No.43/2, 44,45/3 of Mouza : Babhulkheda, of Bhagwan Nagar, Chandan Nagar Co-operative Housing Society bearing City Survey No. 3874 & 3875 having admeasuring area of 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. Total admeasuring 391.76 Sq.Mtrs. together with a layout proposed to be carved on the said land to known and styled as **LAXMI NARAYAN KUNJ** situated at Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.

2) **The Document of allotment of plot : Ancestral**

3) **7/12 Extract for Property Card of City Survey issued by
Competent Authority Mutation Entry No.:**

11655 Dated 29/10/2012 and 22752 dated 06/11/2017 for
C.S.No. 3874 and 22923 Dt. 05/12/2017 & 22753 06/11/2017
for C.S.No. 3875 .

4) **Search Report for 30 years from 1992 to 2022.**

2) On perusal of the abovementioned 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.

Owners of the Land

ALL THOSE Pieces and Parcels of Non-Agricultural land bearing Plot No.77 of Layout at Khasra No.43/2, 44,45/3 of Mouza : Babhulkheda, of Bhagwan Nagar, Chandan Nagar Co-operative Housing Society bearing City Survey No. 3874 & 3875 having admeasuring area of 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. Total admeasuring 391.76 Sq.Mtrs. together with a layout proposed to be carved on the said land to known and styled as LAXMI NARAYAN KUNJ situated at Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.	Vitthal Narayanrao Shettewar,
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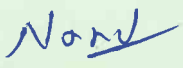
i) Qualifying comments / remarks if any No Comments

In accordance with the available search from the online portal the Title of **Mr. Vitthal Narayanrao Shettewar** on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the **Mr. Vitthal Narayanrao Shettewar (Owners/Promoters/ developer s / Company)** on the said land is enclosed herewith as annexure.

Encl : Annexure
Nagpur

Dated : 21/11/2022


NANDLAL ALWANI
Advocate

FORMAT – A

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card (Akhiv Patrika) of City Survey Nos. 3874 & 3875 issued by City Survey Officer No. 2 Nagpur as on date of application for registration.

The name of : Vitthal Narayanrao Shettewar is recorded in property Card (Akhiv Patrika) of City Survey No.3874 & 3875 by City Survey Officer No.2, Nagpur in respect of property comprising of all those piece and parcels of Non-agricultural land Bearing Plot No.77 of Layout at Khasra No.43/2, 44,45/3 of Mouza : Babhulkheda, of Bhagwan Nagar, Chandan Nagar Co-operative Housing Society bearing City Survey No. 3874 & 3875 having admeasuring area of 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. Total admeasuring 391.76 Sq.Mtrs. together with a layout proposed to be carved on-the said land to known and styled as **LAXMI NARAYAN KUNJ** situated at Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.

2. Mutation Entry :

Property Card (Akhiv Patrika) of City Survey Nos. 3874 & 3875 issued by City Survey Officer No. 2 Nagpur revealed that, Vitthal Narayanrao Shettewar vide Mutation entry No. 11655 Dated 29/10/2012 and 22752 dated 06/11/2017 for C.S.No. 3874 and 22923 Dt. 05//12/2017 & 22753 06/11/2017 for C.S.No. 3875 is recorded owner of the said land of total 391.76 Sq.Mtrs.

3) Search Report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

ALL THOSE Pieces and Parcels of Non- Agricultural land bearing Plot No.77 of Layout at Khasra No.43/2, 44,45/3 of Mouza : Babhulkheda, of Bhagwan Nagar, Chandan Nagar Co-operative Housing Society bearing City Survey No. 3874 & 3875 having admeasuring area of 190.81 Sq.Mtrs. and 200.95 Sq.Mtrs. Total admeasuring 391.76 Sq.Mtrs. together with a layout proposed to be carved on the said land to known and styled as **LAXMI NARAYAN KUNJ** situated at Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur belongs to Mr. Vitthal Narayanrao Shettewar as a recorded owner thereof.

That for the purpose of verification of title the following documents relating to said property are provided to us.

- i) Property Card (Akhiv Patrika) City Survey No.3874 & 3875
- ii) Sale Deed Dated 13/01/1984 in favour of Narayanrao Khanduji Shettewar by Bhagwan Nagar Chadranagar Co-Op. Society, Nagpur.
- iii) Demand Notes issued by Nagpur Improvement Trust dated 15/07/2016, which is paid by Receipt dated 27/07/2016 .
- iv) R.L.Letter NO. EE (South)/ 398 dated 29/07/2016 issued by Nagpur Improvement Trust, Nagpur for release of Plot No.77 total bearing area 391.797 Sq.Mtrs.
- v) Area Correction Order for City Survey No.3874, & 3875 bearing Nos. CTS/Correction Order/Mouza:Babhulkheda / CT Survey / SR/ 314/2017 dated 17/10/2017 issued by Hon'ble SDO, Nagpur City.
- vi) Municipal Corporation Tax Receipt issued by Nagpur Municipal Corporation bearing No. 12/2020-21/02180127 paid by Vitthal Narayanrao Shettewar vide online Transaction No. VHDF9535196639 dated 07/12/2020 for the period of 01/04/2020 to 31/03/2021.

THAT, ALL the aforesaid documents produced before by Mr. Vitthal Narayanrao Shettewar to me for security and examination are photocopies. It is necessary to verify original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are effected diluted or third party interest is created.

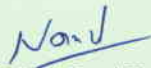
THAT I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in by giving inputs of Khasra Nos. 43/2, 44,45/3 of Mouza : Babhulkheda, City Survey No. 3874 & 3875 Tah. & District Nagpur for the period of 30 years (i.e. 1992 to 2022)

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

- (4) Any other relevant Title : N.A.
- (5) Litigation if any : N.A.

Nagpur

Dated : 21/11/2022


NANDLAL ALWANI
Advocate