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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5754 दिनांक: 30/09/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: कमट-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: श्री. अँड. मितेश दिपानी

वर्णन अर्ज क्र. 1626/22 मौजा भिलगाव सर्व्हे नं. 129/3 आराजी 94.00 आर, 2002 ते 2022 पर्यंत शोधघेणे.

SEARCHFEE

रु. 525.00

एकूण:

रु. 525.00

Sub Registrar Kamthi

मुख्य निबंधक अर्जा-१.

कामठी

1); देयकाचा प्रकार: eChallan रक्कम: रु. 525/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008620925202223E दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

9/30/2022

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

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 3337 dated 22/03/2012.
- 3) Search report for 21 years from 2002 till 2022 Taken from Sub-Registrar' office at Kamptee vide Receipt No. 5754 dated 30/09/2022.
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 09/10/2022


Adv. Mitesh Dipani

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

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey no. 129/3 situated at Mouza – Bhilgaon, Taluka Kamptee, District Nagpur.
(hereinafter referred as the "said property").

I have investigated the title of the said plot on the request of Shri Yogesh Shyamrao Makade and following documents i.e. :-

1) Description of the property –

ALL THAT piece and parcel of land bearing Survey/Khasra No. 129/3, Patwari Halka No. 15, Mouza – Bhilgaon, situated within the limits of Gram panchayat Bhilgaon, Tahsil – Kamptee and District – Nagpur.

2) The documents of allotment of above mentioned property –

- i. Certified copy of Will Deed of Late Shri Shamrao S/o. Jangluji Makade registered at Sub-Registrar Office Kamptee at Serial/Registration no. 3555/2009 dated 15/09/2009.
- ii. Certified copy of Ferfar Nondwahi relating to mutation entry of Shri Yogesh Shyamrao Makade bearing Serial No. 3337 dated 22/03/2012.
- iii. Certified copy of Ferfar Nondwahi relating to mutation entry of Late Shri Shyamrao Jangluji Makade bearing Serial No. 189 dated 14/03/1989.

3) 7/12 extract issued by Gram Adhikari P.H. No. 15, Mz. Bhilgaon, Tahsil – Kamptee dated 22/09/2022, mutation entry no. 3337 dated 22/03/2012.

4) Search report for 21 years from 2002 till 2022.

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 Shri Yogesh Shyamrao Makade is clear, marketable and without any encumbrances.

Owner/s of the land

(1) Shri Yogesh Shyamrao Makade - Survey/Khasra No. 129/3, Patwari

– Halka No. 15, Mouza – Bhilgaon, Tahsil – Kamptee and District – Nagpur.

(2) Qualifying comments/remarks –

- (i) It appears that Shri Yogesh Shyamrao Makade is presently the owner of the above mentioned property having received the same as per Will Deed of Late Shri Shamrao S/o. Jangluji Makade registered at Sub-Registrar Office Kamptee at Serial/Registration no. 3555/2009 dated 15/09/2009. The previous owner i.e. Shri Shamrao S/o. Jangluji Makade (father of present owner) have received the said property as per partition between himself and his brothers Shri Keshavrao S/o. Jangluji Makade and Shri Umrao S/o. Jangluji Makade.
- (ii) It is observed that Khasra No. 129/3 total admeasuring 9400 Sq. Mtrs. of Mouza – Bhilgaon, Tahsil – Kamptee and District – Nagpur has been converted in to non-agricultural land for residential use as per order no. Prastut/Collector/KV-1396/2022, Mz.- Bhilgaon, Tah. Kamptee, passed by the Collector, Nagpur, vide its order dated 24/08/2022 passed in Revenue Case No. 32/NAP-34/2021-2022.
- (iii) I have gone through the true copies documents produced before me.
- (iv) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner is/are the absolute owner of the said plot/property and have rights to sell the said plot/property subject to necessary permissions etc., of local/government/sanctioning authorities and others, if required.
- (v) There is no registration of any encumbrance over the above referred plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- (vi) The prospective buyer/s of the said property will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities, if required.
- (vii) The said owner is/are lawfully authorized and empowered to use, occupy, exploit the said property and further to sell the said entire plot/property to any person or persons and receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

3) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.


Adv. Mitesh Dipani

Date: 09/10/2022