RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
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Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

To

Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor,
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra / Survey No.159, having an area of Total 2.84 Hectors (OR 7.01 Acres), (Out of which this Search report is in respect of 3.237 Acres (1.31 H.R) on the Western side of the said total land) Land Revenue Rs.14.56/- yearly held in Bhogwatdar Class-1 Rights of Mouza WARANGA, P.H.No.74, Khate No.335, situated at village Waranga within the limits of the Grampanchayat Waranga in Tahsil Nagpur (Rural) and District Nagpur. I have investigated the title of Kh. No.159 on the request of **SHRI ANKITKUMAR S/O SATYANARAYAN AGRAWAL, Partner of PRAKASH SALES CORPORATION** and following documents i.e.:-

1. I have found that the present owner own and possess and is in possession of the property comprising of ALL THAT piece and parcel of Agricultural Land bearing Khasra / Survey No.159, having an area of 2.84 Hectors (OR 7.01 Acres), Land Revenue Rs.14.56/- yearly held in Bhogwatdar Class-1 Rights of Mouza WARANGA, P.H. No.74, Khate No.335, including all kinds of trees, shrubs, passage, right of way, water courses and all other easementary rights appurtenant and belonging thereto situated at village Waranga within the limits of the Grampanchayat Waranga in Tahsil Nagpur (Rural) and District Nagpur hereinafter referred to as the "said property".

2. THAT ALL THAT piece and parcel of Agricultural Land bearing Khasra / Survey No.159, having an area of 2.84 Hectors (OR 7.01 Acres), Land Revenue Rs.14.56/- yearly held in Bhogwatdar Class-1 Rights of Mouza WARANGA, P.H. No.74, including all kinds of trees, shrubs, passage, right of way, water courses and all other easementary rights appurtenant and belonging thereto situated at village Waranga within the limits of the Grampanchayat Waranga in Tahsil Nagpur (Rural) and District Nagpur originally belonged to Smt.Shewanta Chandrabhan Raut and Mrs. Pushpa Manohar Phukat, being the recorded, joint and equal owners thereof and their names was also accordingly mutated in all relevant records.

3. THAT the aforesaid Smt.Shewanta Chandrabhan Raut and Mrs.Pushpa Manohar Phukat, lateron in jointly their turn transferred / sold the aforesaid Agricultural Land bearing Khasra / Survey No.159 situated at village Waranga in Tahsil Nagpur (Rural) and District Nagpur by way of sale to Mrs. Nanda Dilip Pohekar, the Vendor named herein above by a Sale Deed dated 23/02/1999. The said Sale Deed is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No.1, Volume No. 2326 on Page Nos.46 to 49 at Sr. No.1542 (P) on even date.

ADVOCATE RAM JOSHI 2284090 NAGPUR

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4. That later on Mrs. Nanda Dilip Pohekar sold the aforesaid land to M/s. Prakash Sales Corporation acting through partner Shri Ankitkumar Agrawal by way of Sale Deed which is duly registered in the office of Sub Registrar Office No.7 Nagpur on 28/4/2022 at Sr.No.3499.

5. THAT as a result of which M/s. Prakash Sales Corporation became an absolute, exclusive and full owner of the said property with heritable and transferrable rights therein and also he got his name mutated in all the relevant records and in 7/12 Extract.

6. THAT the aforesaid entire land bearing Khasra / Survey No. 159 having an area of 2.84 Hectors (i.e. 28400.00 Sq.Mtrs.) was reportedly converted for Non Agricultural Use by The Tahsildar, Nagpur (Rural), Nagpur vide his Order dated 19/01/2019 passed in Revenue Case No.38/NAP-34/2018-2019 of Mouza Waranga and its entry is noted on the 7/12 vide Ferfar No. 1166, However lateron the aforesaid Non-Agricultural Order got cancelled vide order dated 07/05/2021 passed in Revenue Case No. 05/LNA-40/2020-2021 of Mouza Waranga and the said order is also noted on the 7.12 as Ferfar no. 1166.

7. THAT accordingly the said present owner mutated their name on all government and semi government records.

Owner of the land

i) **PRAKASH SALES CORPORATION**

ii) Qualifying comments/remarks if any **Nil**

8. THAT earlier the aforesaid Owners sanctioned a layout scheme on Eastern portion of the said total land admeasuring about 3.435 Acres (1.39 H.R)from NMRDA and have named the said scheme as GURUKUL 2 and also got the said land converted into Non Agricultural.

9. That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay-out carved on the said part land of Kh. No. 159(Part), admeasuring about 3.435 Acres (1.39 H.R) consisting of various residential Lay-out plots vide Letter No.E.E/NMRDA/DPC/Agree/804 dated 06/12/2022. (Exact area under layout is 13984.059 Sq.Mtr). – GURUKUL 2

10. THAT now the said owners have also sanctioned Western portion of the aforesaid total land admeasuring about 3.237 Acres (1.31 H.R) and have got the said layout sanctioned from NMRDA and have got the said land converted into Non Agricultural and have named the same scheme as GURUKUL 3.

11. THAT the aforesaid property 3.237 Acres (1.31 H.R) is now converted into Non Agricultural use by the aforesaid owners vide order of The Tahsildar, Nagpur Gramin, dated 05/12/2022 vide RCS No. 70/NAP-34/MOUZA WARANGA/NAG GRAMIN/2022-23. The exact Net Plot area being 13110.519 Sq. M. – GURUKUL 3

12. That report reflecting the flow of the title of **PRAKASH SALES CORPORATION** is enclosed herewith as annexure.

Encl: Annexure.

Date: 22/12/2022

ADVOCATE RAM JOSHI ☎ 2282090 NAGPUR

ADV. RAM JOSHI

(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. That I have taken online search in respect of the All That Piece and Parcel of Kh. No.159 (Part), admeasuring about 1.31 Hectors (OR 3.237 Acres), i.e Western portion of the said total khasra having Jama Rs. 14.56 yearly held in Class 1 rights at Mouza WARANGA, bearing P.H No.74, Tahsil Nagpur (Gramin), District Nagpur. The Layout is specifically named as GURUKUL 3.

2. Mutation Entry No. 1375 dated 20/07/2022.The said 7/12 extract is properly being reflected on the government site as well.

3. Search report for 30 years (i.e. from 1992 to 2008 and 2009 to 2022) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub Registrar, Nagpur amounting to Rs. 750/- for 30 yrs i.e. from the year 1992 to 2022, the original receipt of search at Sub-registrar's Office Nagpur No.10 (Gramin) bearing **GRN No. MH012524153202223E dated 21/12/2022** is enclosed herewith.

4. The title is clear and marketable.

5. There were no Litigations on the Property.

ADV. RAM JOSHI

(Stamp)

Date: 22/12/2022

ADVOCATE RAM JOSHI
2282090
NAGPUR

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CHALLAN
MTR Form Number-6

GRN MH012524153202223E	BARCODE	Date 21/12/2022-15:56:57	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEUPJ9961K
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	HINGNA ROAD
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	RAJENDRA NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	KH NO 159 MOUZA WARANGA AREA 1.31 H.R OF WESTERN SIDE TAH NAGPUR GRAMIN DIST NAGPUR
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022122118962	2783483214
Cheque/DD No.		Bank Date	RBI Date	21/12/2022-16:00:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9422111235

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

ADVOCATE RAM JOSHI 2284090 NAGPUR

Print Date 21-12-2022

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