

QUBBAWALA & CO.

Advocates & Notary

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OFFICE: M-5, V.H.B. Colony, Behind Labour Court, Civil Lines, NAGPUR

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey No.11 admeasuring 0.98 Hectares (9800 Sqr.Mtrs) situated at Mouza Naigaon, P.H. No.42-A, Khate No.33, Tahsil Katol and District Nagpur.

1. I have investigated the title of the said land on the request of (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande and following documents i.e :-

1).A Sale deed dated 31.05.2021 executed by Mr.Bhagawat Bisan Warghat in favour (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande

1).B Memorandum of Family Partition dated 25.04.1995 executed between (1) Bisan Rama Warghat (2) Gyanrao Bisan Warghat (3) Bhagawat Bisan Warghat (4) Dllip Bisan Warghat (5) Kailash Bisan Warghat (6) Subhash Bisan Warghat

3) 7 /'12 extracts issued by Revenue Officer Naigaon Tahsil Katol and District Nagpur

4) Search report for 30 years from 18.09.1992.till 17.09.2022

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 (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande is clear, marketable and without any encumbrances.



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 A

Date 17.09.2022

For M/s. Qubbawala & Co.




(M.G. Qubbawala Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

1. That (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande are found to be the recorded owner of the properties in question.
2. That, the land bearing Khasra/Survey No.11 admeasuring 0.98 Hectares (9800 Sqr.Mtrs) situated at Mouza Naigaon, P.H. No.42-A, Khate No.33, Tahsil Katol and District Nagpur along with other fields of land were the ancestral property of (1) Bisan Rama Warghat (2) Gyanrao Bisan Warghat (3) Bhagawat Bisan Warghat (4) Dllip Bisan Warghat (5) Kailash Bisan Warghat (6) Subhash Bisan Warghat.
3. That, the aforesaid members of Hindu Undivided Family affected a family partition amongst themselves, said partition was recorded vide a Memorandum of Family Partition dated 25.04.1995, whereupon the Land bearing Survey No.11 was allotted to the exclusive share of Mr. Bhagawatrao Bisan Warghat and accordingly his name was also recorded in the relevant 7/12 extract.
4. That, Mr. Bhagawatrao Bisan Warghat sold the aforesaid land to the present owners, namely, (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande vide Sale deed dated 31.05.2021 which has been registered in Book No.1 at Serial No.2136 with Sub-Registrar, Katol on 31.05.2021.
5. That, the present owners being desirous of forming a layout consisting of plots of different sizes upon the aforesaid land, submitted the layout plan for sanction in the office of Additional Town Planner, Town Planning Department, Nagpur who has accorded its recommended sanction to the said layout for residential use vide order dated 01.06.2022 bearing outward no.1496. Accordingly, the



use of the aforesaid land has been converted to non-agricultural use (Residential) as per the order dated 29.06.2022 passed by Sub-Divisional Officer, Katol in Revenue Case No.10/NAP-34/Mouza-Naigaon/2021-22.

6. That, by virtue of mutation entry no.855 the aforesaid land bearing Khasra No.11 has been mutated in the name of present owners.

The aforesaid flow of title has been verified on the basis of the following:

Sr.No.

- 1) 7/12 extracts as on date of application for registration stands in the name of (1) Mrs. Swati Kiranrao Makade and (2) Mr. Anand Rambhau Kalbande
- 2) The last Mutation entry No.855 carried out in the respective 7/12 extract.
- 3) Search report for 30 years from 18.09.1992 till 17.09.2022 taken from Sub-Registrar office at Katol .
- 4) Any other relevant title
- 5) Litigation if Any (none found).

Date: 17.09.2022



For M/s. Qubbawala & Co.

(M.G. Qubbawala Advocate)



CHALLAN
MTR Form Number-6



GRN	MH007875314202223E	BARCODE			Date	17/09/2022-11:06:41		Form ID		
Department					Inspector General Of Registration					
Search Fee					Payer Details					
Type of Payment					Other Items					
Office Name					KTL_KATOL SUB REGISTRAR					
Location					NAGPUR					
Year					2022-2023 From 18/09/1992 To 17/09/2022					
Account Head Details					Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE					350.00		Road/Street			
							Area/Locality			
							Town/City/District			
							PIN			
							4 4 0 0 0 1			
					Remarks (If Any)					
					Search fees for Kha No 11 Mouza Naigaon Tahil Katol and Dist Nagpur					
					Amount In		Three Hundred Fifty Rupees Only			
Total					350.00		Words			
Payment Details					STATE BANK OF INDIA					
Cheque-DD Details					FOR USE IN RECEIVING BANK					
					Bank CIN		Ref. No.		00040572022091753510 IK0BWTOIM7	
Cheque/DD No.					Bank Date		RBI Date		17/09/2022-11:24:07 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9960452664

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.