

Chandrashekhar V. Anwane
Advocate

Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF

Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.

Ph.: 2726198 Mobile : 9503248105

Email chansrashekharanwane@gmail.com

Ref. No.

Date : 28/12/2022

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to All that Non Agriculture piece and parcel of Land bearing Survey/Khasra/Gut No. 43/2 of MOUZA-WANADONGRI P.S.K. NO. 46, having an area of 0.82 Hectares R, Rental Rs. 2.85, held in Occupancy Class-1 Rights, Khate No. 283 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-WANADONGRI, in Tehsil-NAGPUR and District-NAGPUR and the said land is bounded as under :-

ON THE EAST :- BY SURVEY/KHASRA/GUT NO. 42,

ON THE WEST :- BY SURVEY/KHASRA/GUT NO. 43/1,

ON THE NORTH :- BY SURVEY/KHASRA/GUT NO. 44,

 ON THE SOUTH :- BY SURVEY/KHASRA/GUT NO. 373

I have investigated the title of the above said Survey/Khasra No./Gut No. 43/2, on the request of **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur and the following documents i.e.

1. Description of the Property – All that Non Agriculture piece and parcel of Land bearing Survey/Khasra/Gut No. 43/2 of MOUZA- WANADONGRI P.S.K. NO. 46, having an area of 0.82 Hectares R, Rental Rs. 2.85, held in Occupancy Class-1 Rights, Khate No. 283 and including all Trees, Shrubs, Passage, right

of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-WANADONGRI, in Tehsil-NAGPUR and District-NAGPUR.

2. The Document of Allotment of Plot

1. Copy of Sale Deed of Present Owner dated 11/01/2008 Reg. No. 336
2. Copy of N.A. Order dated 11/10/2022
3. Proposed Residential Layout Map sanctioned from Tahasildar, Hingna, Dist-Nagpur
4. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 3202 and Last Entry No. 11401 dated 28/03/2008 & 20/02/2017
5. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
6. Tax Receipt from Grampanchayat,
7. Search report for 30 year from 1993 till 2022
8. Copy of Adhikar Abhilekh Panji,
9. Identity Prof of Present Owner

3. 7/12 extracts issues by Patwari Tahsil-Hingna-Dist. Nagpur vide Mutation Entry No. 3202 and Last Entry No. 11401 dated 28/03/2008 & 20/02/2017.

 4. Search report for 30 years from 1993 till 2022

On the 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 **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, is clear, marketable and without any encumbrances.

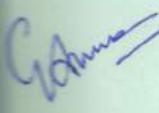
Owner of Land :-

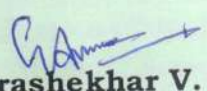
**CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA
THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO
KARALE** R/o Bapunagar, Nagpur, (Mutation Entry No. 3202 and Last Entry
No. 11401 dated 28/03/2008 & 20/02/2017)

Qualifying Comment if any- NO

The Report reflecting the flow of the title of the owner of, on the said land as
enclosed herewith

Encl :- Annexure

 Dated :- 28/12/2022


(Chandrashekhar V. Anwane)

Advocate.

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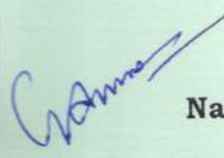
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Date : 28/12/2022

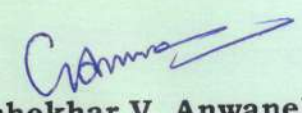
FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application for registration – Available
2. Mutation Entry No. 3202 and Last Entry No. 11401 dated 28/03/2008 & 20/02/2017.
3. Search report for 30 years form 1993 taken from Sub- Registrar office at Hingna Gramin, Dist-Nagpur - Available.
4. Any other relevant title. – No
5. Litigation if any – No


Nagpur

Dated : 28/12/2022


(Chandrashekhar V. Anwane)

Advocate.

That the chain of transaction over the said schedule of property as under.

That as per records, the property in question being All that Agriculture piece and parcel of Land bearing Survey/Khasra/Gut No. 43/2 of MOUZA-WANADONGRI P.S.K. NO. 46, having an area of 0.82 Hectares R, Rental Rs. 2.85, held in Occupancy Class-1 Rights, Khate No. 283 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-WANADONGRI, in Tehsil-NAGPUR and District-NAGPUR, was belonged to **(1) Smt. Kamal Jagdish Bire (2) Smt. Pratibha Hemraj Jambutkar (3) Smt. Devakabai Baliram Sakhale**, having acquired the same by way of Succession, and same is accordingly recorded in the revenue Records.

WHEREAS the aforesaid Owners **(1) Smt. Kamal Jagdish Bire (2) Smt. Pratibha Hemraj Jambutkar (3) Smt. Devakabai Baliram Sakhale**, later on transferred/sold their aforesaid property comprising All that Agriculture piece and parcel of Land bearing Survey/Khasra/Gut No. 43/2 of MOUZA-WANADONGRI P.S.K. NO. 46, having an area of 0.82 Hectares R, Rental Rs. 2.85, held in Occupancy Class-1 Rights, Khate No. 283 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-WANADONGRI, in Tehsil-NAGPUR and District-NAGPUR, by way of Sale to **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, by a Sale Deed Dated 11/01/2008, which is duly registered at the Office of the Joint Sub-Registrar, Hingna (Rural) in Book No. 1 at Serial No. 336/2008 on even date. As a result therefore the aforesaid **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, has become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also recorded in the Revenue Records; AND

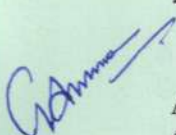
After that the said **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, has prepared the Tentative Layout Map and it has been submitted to Tahasildar, Hingna, Dist-Nagpur. The Tahasildar, Hingna, Dist-Nagpur has Approved the said Layout Plan by their letter dated 17/12/2021 alongwith Demarkated

Residential Layout Plan of Kh. No. 43/2, P.H. No. 46, Mouza-Wanadongri, Tah-Hingna, Dist-Nagpur. The Present owner has obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur vide Revenue Mamla No. 170/N.A.P.-34/2021-2022 of Mouza-Wanadongri, P.H. No. 46, Tahsil-Hingna on 11/10/2022.

MUTATION

That, having acquired the said property, the present owner, **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, has mutated their name in Patwari Record i.e. 7/12 extract vide ferfar No. 3202 dated 28/03/2008. The Land owner prepared the Proposed Layout Map and it has been submitted to Tahasildar Hingna. The Tahasildar, Hingna, Dist-Nagpur has Approved the said Layout Plan by their letter dated 17/12/2021 alongwith Demarkated Residential Layout Plan of Kh. No. 43/2, P.H. No. 46, Mouza-Wanadongri, Tah-Hingna, Dist-Nagpur. The Present owner has obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur vide Revenue Mamla No. 170/N.A.P.-34/2021-2022 of Mouza-Wanadongri, P.H. No. 46, Tahsil-Hingna on 11/10/2022. The present owner has not mutated their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax/cesses up to 2022-2023.

I hereby say that :

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- A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.
- B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 and Gaon Namuna-A, in the name of present owner.
- C) All the relevant documents of schedule property along with the Sale deed, Proposed Sanctioned Layout Map, N.A. Order has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable.
- D) The present owner **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, has mutated their name in the record of Revenue Department e. i. 7/12 extract.

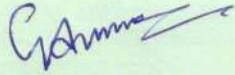
Thus I, am of the opinion that, the owner **CHAITANYA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, HINGNA THROUGH ITS SECRETARY SHRI CHANDRASHEKHAR JAYAVANTRAO KARALE** R/o Bapunagar, Nagpur, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances and also in view of further personal verification and affidavit from the owners, it has been stated them that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that Authority should be obtained following documents for Further Transaction.

1. Copy of Sale Deed of Present Owner dated 11/01/2008 Reg. No. 336
2. Copy of N.A. Order dated 11/10/2022
3. Proposed Residential Layout Map sanctioned from Tahasildar,
Hingna, Dist-Nagpur
4. Duly mutated Original Copy of 7/12 from Patwari Record in the name
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Nagpur

Dated : 28/12/2022


(Chandrashekhar V. Anwane)
Advocate.